PCU035178

ADVICE+ACTION

THINC PROJECTS

27 June 2012

Department of Planning
Received
27 JUN 2012
Scanning Room

Wayne Williamson
Planning Officer
NSW Department of Planning and Infrastructure
23-33 Bridge Street,
Sydney NSW 2000

RE: SITE COMPATIBILITY CERTIFICATE APPLICATION FOR THE MARKMORAN AT VAUCLUSE SENIORS HOUSING DEVELOPMENT

Dear Wayne

In accordance with our conversation last week, where I advised you that lodgement of the Site Compatibility Certificate Application for the Markmoran at Vaucluse Seniors Housing Development was imminent, please now find that application attached.

The application has been prepared in general accordance with the requirements of Clauses 24 and 25 of SEPP (Seniors Housing) and the letter we received from Juliet Grant on behalf of the Department dated 15/3/12 attached overleaf.

I have provided one hard copy (in A4 and A3 pages) and one electronic copy of the application in accordance with your recent directions.

In the event that you have any enquiries then please don't hesitate to contact me for assistance.

John Worgan
Development Manager

Thinc Projects Australia Pty Ltd
ABN 88 123 154 585

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8 Spring Street
Sydney NSW 2000

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NSW GOVERNMENT | Planning & Infrastructure

Mr Gary Shiels
Managing Director
GSA Planning
95 Paddington Street
PADDINGTON NSW 2021

12/04761

Dear Mr Shiels

I refer to your letter of 8 March 2012 concerning a proposed Seniors Living Development at No.2 Laguna Street, Vaucluse. The Director General has asked me to reply on his behalf.

An application for a Site Compatibility Certificate is required for your client's proposal for a Seniors Living/Aged Care Facility at the subject site.

Clauses 24 and 25 of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* set out the requirements for an application for a Site Compatibility Certificate (SCC). The current policy and supporting information can be found on the Department's website:

www.planning.nsw.gov.au/HousingDelivery/Housingforseniorsandpeoplewithdisabilities/tabid/314/language/en-US/Default.aspx

This supporting information includes *Planning Circular PS 07-016 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004,* a flow chart for site compatibility certificate applications, an application form, a fact sheet entitled *Site compatibility certificates: an additional planning safeguard* and *A guide for applicants and councils: Housing for seniors or people with a disability.*

Under the SEPP, the Director-General is required to undertake a site compatibility assessment and must be satisfied that the proposed development is suitable for more intensive development and the proposed seniors housing development is compatible with the surrounding environment, having regard to (at least) the criteria set out in clause 25(5)(b). The application form which is available on the Department's website at the above address sets out the information that should be included with the application.

The issuing of a SCC is not a development consent, but rather allows a development application to be lodged with Woollahra Council, who will then be the consent authority. A consent authority may approve a development application for a proposal which is smaller (but not larger) in scale than the kind of development in respect of which a site compatibility certificate was issued.

A consent authority may also refuse to grant development consent based on its own assessment of the compatibility of the proposed development with the surrounding environment.

Should you have any further enquiries about this matter, please contact Una Williamson on (02) 9228 6201 or via email, una.williamson@planning.nsw.gov.au.

Yours sincerely

J Grant 15/3/12

Juliet Grant
Regional Director
Sydney Region East

NSW GOVERNMENT
Department of Planning

SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004

DIRECTOR-GENERAL'S SITE COMPATIBILITY CERTIFICATE APPLICATION

Date received: ___/___/____

Site compatibility application no. _____

LODGEMENT

Instructions to users

This application form is to be completed if you wish to apply to the Director-General of the Department of Planning for a site compatibility certificate. A site compatibility certificate is required under section 50(2) of the Environmental Planning and Assessment Regulation 2000 to accompany development applications for certain proposed developments under the SEPP (Housing for Seniors or People with a Disability) 2004 (the SEPP). The types of development applications to which the Regulation applies are listed in clause 24 of the SEPP.

Before lodging this application, it is recommended that you first consult with the Department of Planning (the Department) concerning your project, including whether a proportion of the fee is required on application.

To ensure that your application is accepted as being duly made, you must:

- complete **all** parts of this form and
- submit **all** relevant information required by this form.

The Department will request further information if your application is inadequate.

All applications **must be lodged** with the Director-General, by courier or mail.

NSW Department of Planning
Head Office
Ground floor, 23–33 Bridge Street
Sydney NSW 2000
GPO Box 39 Sydney NSW 2001
t: 02 9228 6111 f: 02 9228 6555

1. APPLICANT DETAILS

Company/organisation/agency: THINC PROJECTS PTY LTD

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name: JOHN

Family name: MORGAN

Street address — Unit/street no.: LEVEL 3 — Street name: 8 SPRING STREET

Suburb or town: SYDNEY — State: NSW — Postcode: 2000

Postal address (or mark 'as above') — PO Box or Bag: — Suburb or town: AS ABOVE

State: — Postcode: — Daytime telephone: — Fax:

Email: jmorgan@thinc.com.au

Mobile: 0421 154 805

2. PROPOSAL DETAILS

NAME OF PROPOSAL

markmoran at Vaucluse seniors housing development

Identify the land you propose to develop and for which you seek the Director-General's site compatibility certificate.

STREET ADDRESS

Unit/street no.: 2 — Street or property name: LAGUNA STREET

Suburb, town or locality: VAUCLUSE — Postcode: 2030 — Local government area: WOOLLAHRA

NAME OF PROPERTY

FORMERLY VAUCLUSE HIGH SCHOOL

REAL PROPERTY DESCRIPTION

LOT 1554 / DP 820600 AND LOT 1 / DP 514277

and/or map and detailed description of land attached. ☐

The real property description is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands.
Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers.
If the proposal applies to more than one piece of land, please use a comma to distinguish between each real property description.

DESCRIPTION OF PROJECT (as it is to appear on the Director-General's certificate)

Demolition of the existing buildings, and
Construction of a Seniors Housing Development comprising:
- A residential care facility (RCF)
- Serviced Self-care Seniors housing (SSSH)
- Ancillary spaces associated with the RCF and SSSH
- Basement Carparking and Site Embellishment

3. PROPOSAL CONSISTENCY WITH THE SEPP

1. THE PROPOSAL IS FOR:
   - Land zoned primarily for urban purposes — ☒ Yes ☐ No

   or
   Land adjoining land zoned primarily for urban purposes — ☐ Yes ☒ No
   ☐ Attach copy of zoning extract or other evidence of zoning.
   - Are dwelling houses, hospitals, residential flat buildings, or special uses permitted? — ☒ Yes ☐ No — SPECIAL USE "SCHOOL"
   ☐ Attach copy of development control table.

   and
   - Is the land being used for the purposes of an existing registered club? — ☐ Yes ☒ No

   or
   Is the land excluded from the SEPP under:
   - clause 4(6) land to which this policy doesn't apply (identify under which subsection of clause 4(6) the land is excluded) — ☐ Yes ☒ No — Clause4(6) ( )
   - clause 4(9) (land in the Sutherland Shire) — ☐ Yes ☒ No
   - Schedule 2 (councils partially exempted from the SEPP). — ☐ Yes ☒ No

2. TYPE OF SENIORS HOUSING
   Does the proposed development include one or more of the following and how many beds or dwellings are proposed:

   No of beds/dwellings
   Please indicate numbers in the appropriate space below.

▪ a residential care facility	☒ Yes ☐ No	210 - 240	Beds		
▪ a hostel	☐ Yes ☒ No		Dwellings		
▪ infill self-care housing (urban only and not dual occupancy)	☐ Yes ☒ No		Dwellings		
▪ serviced self-care housing	☒ Yes ☐ No	12 - 16	Dwellings		
▪ or a combination of these	☒ Yes ☐ No	210 - 240	Beds	12 - 16	Dwellings

3. A SITE COMPATIBILITY CERTIFICATE IS REQUIRED BECAUSE (CLAUSE 24):

▪ the land adjoins land zoned primarily for urban purposes	☐Yes	☒No
▪ the land is within a zone that is identified as 'special uses' (other than land on which hospitals are permitted)	☒Yes	☐No
▪ the land is used for the purposes of an existing registered club	☐Yes	☒No
▪ the proposed development application involves buildings having a floor space ratio that would require the consent authority to grant consent under clause 45.	☐Yes	☒No

4. PROPOSAL INFORMATION

Applicants should provide documentation to describe the proposal, its context and strategic justification.

1. CONTEXT

The context for development can be presented through photos, maps at an appropriate scale and written evidence.

- Location, zoning of the site and representation of surrounding uses.
- Description of surrounding environment:
  - built form
  - natural environment (including known significant environmental values and resources or hazards).
- Access to services and facilities and access (clause 26):
  - accessibility and interrelationships with the surrounding area—transport infrastructure and services, accessible pedestrian routes
  - location and description of available shops, banks and other retail and commercial services, community services and recreational facilities, medical facilities.
- Open space and special use provisions (if relevant).

2. PROPOSAL

The proposal can be presented through photos, maps.

- Description of the proposal including the type(s) of seniors housing proposed including numbers of beds/units, community facilities and any ancillary development
- Site description—natural elements of the site (including known hazards and constraints)
- Building envelope—footprint and height relative to adjoining development/uses and indicative layout of proposed uses in relation to adjoining development/uses.

3. STRATEGIC JUSTIFICATION

Brief description of the proposed development—10 pages limit.

- Consistency with regional and local strategies.
- Public interest reasons for applying for seniors housing in this locality.
- Adequacy of services and infrastructure to meet demand.

STATEMENT ON THE PROPOSAL'S SEPP SITE COMPATIBILITY CRITERIA

Applicants should provide a statement demonstrating whether the site is suitable for more intensive development and is development for the purposes of seniors housing of the kind proposed in the application compatible with the surrounding environment, having regard to (at least) the following criteria:

Criteria 1. The natural environment (including known significant environmental values, resources, or hazards), and the existing uses and approved uses of land in the vicinity of the proposed development.

Refer to the Statement of Environmental Effects prepared by GSA Planning

Criteria 2. The impact that the proposed development is likely to have on the uses that are likely to be the future uses of the land.

Refer to the Statement of Environmental Effects prepared by GSA Planning

Criteria 3. The services and infrastructure that are or will be available to meet the demands arising from the development (particularly, retail, community, medical, and transport services having regard to the location and access requirements set out in clause 26 of the SEPP) and any proposed financial arrangements for infrastructure provision

Refer to the Statement of Environmental Effects prepared by GSA Planning

Criteria 4. In the case of applications in relation to land that is zoned open space or special uses—the impact that the proposed development is likely to have on the provision of land for open space or special uses in the vicinity of the development.

Refer to the Statement of Environmental Effects prepared by GSA Planning

Criteria 5. Without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development.

Refer to the Statement of Environmental Effects prepared by GSA Planning

6. ADDITIONAL COMMENTS

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7. APPLICATION CHECKLIST

Please check that you have provided all the information required for your application.

I have completed all sections of the *Director-General's Site Compatibility Certificate Application* Yes/No

Supporting information attached (please check box as relevant):

- Detailed description of land ☒
- Copy of zoning extract or other evidence ☒
- Copy of development control table ☒
- Proposal information—context, proposal and/or strategic justification ☒
- Additional information for statements against site compatibility criteria (optional) ☒

I have addressed at least all the following SEPP site compatibility criteria in section 5 of the form:

- Criteria 1. Existing environment and approved uses (Yes/No)
- Criteria 2. Impact on future uses (Yes/No)
- Criteria 3. Availability of services and infrastructure (Yes/No)
- Criteria 4. Impact on open space and special uses provision (Yes/No)
- Criteria 5. Impact of the bulk and scale of the proposal (Yes/No)

8. APPLICATION FEE

You are required to pay a fee for the assessment of an application for the Director General's certificate for site compatibly. This fee is based on the estimated number of beds of the SEPP Seniors Housing Facility. The Department may require that you pay a proportion of the total fee with this application. You should consult with the Department before lodging this application to determine the proportion to be paid. The maximum fee payable is ~~$5,000.~~ $5,580.

Number of beds or dwellings: 210 - 240 Beds plus 12 - 16 Dwellings

Estimated project cost: $75 million

9. APPLICANT'S AUTHORISATION SEPP SENIORS HOUSING

By signing below, I/we hereby:

- apply, subject to satisfying clause 25 of the SEPP Seniors (Housing for Seniors or Persons with a Disability) 2004 for the Director-General's site compatibility application pursuant to clause 50(2) of the Environmental Planning and Assessment Regulation 2000
- provide a description of the proposed seniors housing development and address all matters required by the Director-General pursuant to clause 25 of the SEPP (Housing for Seniors or Persons with a Disability) 2004
- declare that all information contained within this application is accurate at the time of signing.

Signature(s): John Morgan

Name(s): John Morgan

In what capacity are you signing if you are not the owner of the land: The Owners Project Manager

Date: 27 June 2012

10. OWNER'S CONSENT

As the owner(s) of the land for which the proposed seniors housing development is located and in signing below, I/we hereby agree to the lodgement of an application for a Director-General's site compatibility certificate.

Signature: MM.

Name: Mark Moran

Date: 18.6.12.

Director Norwest 3

Signature:

Name:

gsa planning

95 paddington street, paddington nsw 2021
ph: 02 9362 3364 fax: 02 9362 3073
email: info@gsaplanning.com.au
www.gsaplanning.com.au
ABN 18 003 667 963

STATEMENT OF ENVIRONMENTAL EFFECTS

Markmoran at Vaucluse Seniors Housing Development

No. 2 Laguna Street Vaucluse



Prepared for:

Norwent 3 Pty Ltd
c/- Thinc Projects
Level 3, 8 Spring Street
SYDNEY, NSW 2000

Prepared by:
GSA PLANNING
Urban Design, Environmental & Traffic Planners
(A.B.N 18 003 667 963)

JOB NO. 11172
June 2012

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J. Access Report, prepared by Accessibility Solutions

1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared for Norwent 3 Pty Ltd by Gary Shiels & Associates Pty Ltd – (hereafter referred to as GSA Planning). GSA Planning has expertise in Urban Design, Environmental & Traffic Planning.

This SEE is to accompany a Site Compatibility Application to the Department of Planning for a new Seniors Housing development to be known as the 'Markmoran at Vaucluse Seniors Housing Development' at No. 2 Laguna Street and No. 110 Old South Head Road, Vaucluse.

The proposed Seniors Housing development has been designed by Marchese Partners and incorporates the demolition of the existing buildings on the site formerly occupied by Vaucluse High School and the construction of three separate buildings. The main building will be a residential care facility (RCF) facing Old South Head Road, which will vary in height from four (4) to five (5) storeys and contain beds and extensive services. The drawings indicate 224 beds, however design development may vary the ultimate number of beds between 210 and 240.

The second building will be serviced self-contained seniors housing (SSSH). This building will be located at the south western corner of the site facing Laguna Street, between three (3) and four (4) storeys in height, and contain fourteen (14) one (1) and two (2) bedroom dwellings. The final number of dwellings may vary between 12 and 16 with design developments.

The third building will be located towards the centre of the site, near the western boundary. The building will be single storey with a high level ceiling and will contain a dining area and recreational facilities for use by residents from the RCF and SSSH.

The site is also to comprise two (2) basement car parking areas, a loading area, two means of ingress and one means of egress, and a port cochere facing Old South Head Road. The site will contain extensive landscaping. The theme of existing Norfolk Island Pines prevailing in Old South Head Road will be continued on site and supplemented by other landscaping.

This application to the Department of Planning is lodged pursuant to the provisions of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP Housing for Seniors), which came into force on 12 October 2007 and provides the parameters for the Department's assessment of the proposal.

This document is divided into seven (7) sections. The first four sections provide a site analysis and describe the proposal. Sections 5 and 6 contain the detailed assessment of the application in accordance with the SEPP Seniors Housing Planning Provisions and Section 79C of the Environmental Planning and Assessment Act. The final section (Section 7) contains a conclusion.

2.0 SITE ANALYSIS

This section contains a description of the following: The Locality; Site Description; Topography; Existing Built Form; Student Enrolments; Access and Carparking, Existing Landscaping; Existing Character and Context; and Surrounding Road Network.

2.1 The Locality

The subject site is located approximately 7km east of the Sydney GPO, 1.5km from Rose Bay and is located within the Local Government Area (LGA) of Woollahra (see Figure 1).

2.2 Site Description

The site is located on the northern side of Laguna Street and the western side of Old South Head Road and comprises No. 2 Laguna Street and No. 110 Old South Head Road, Vaucluse, described as Lot 1554 in DP 820600 and also Lot 1 in DP 514277 (see Figure 2 on the following page).

The site at No. 2 Laguna Street is an irregular shaped parcel of land, with a north-eastern boundary of 49.08m, a south-eastern boundary and frontage to Old South Head Road of 184.505m, a combined south-western boundary with frontage to Laguna Street of 43.545m, a north-western boundary of 40.515m and a combined north-western boundary of 206.18m, providing a total site area of 12,030m^2 (see Annexure A). The site at 110 Old South Head Road is known as Lot 1 DP 514277.



Source: Department of Lands

The Site

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Figure 1: Aerial Photograph and Location Plan

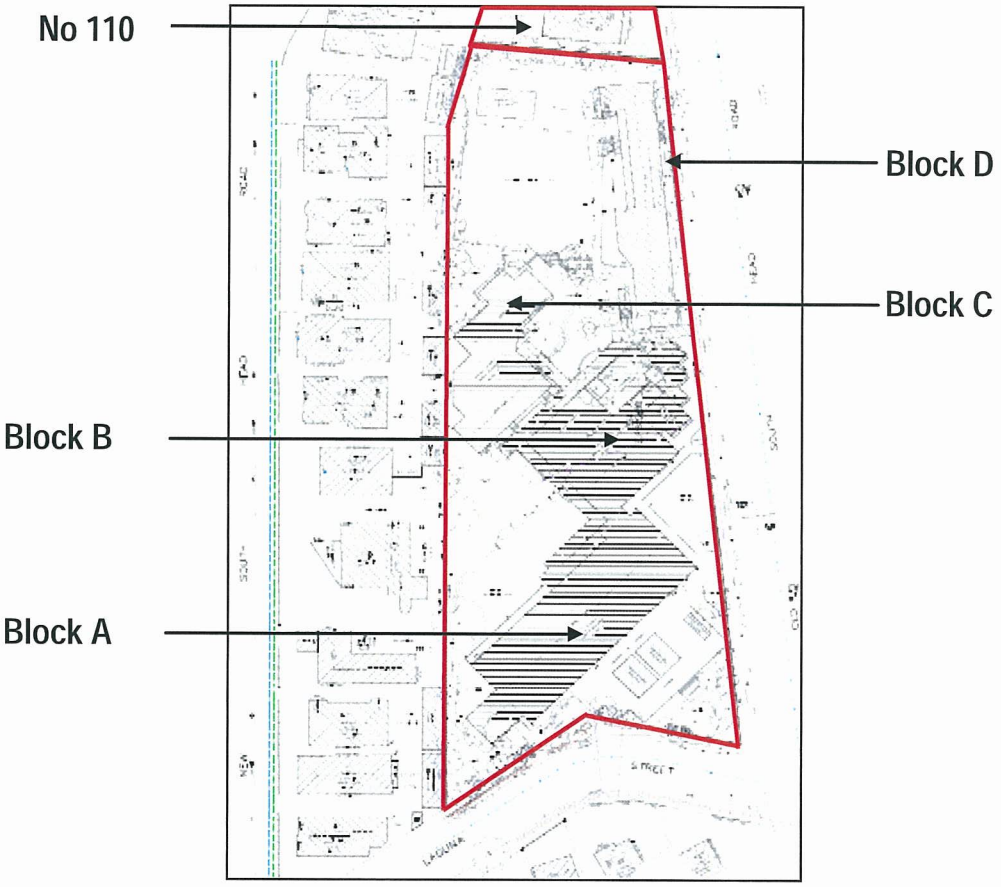
Not to Scale

2.3 Topography

The site slopes considerably along the Old South Head Road frontage, falling approximately 11 metres from the north-eastern corner at 82.00 AHD to the southern corner at 71.00 AHD. There is also a fall across the site between 1.5m and 4.5m from the rear to Old South Head Road.

2.4 Existing Built Form

The site is currently occupied by the former Vaucluse High School constructed circa 1960, and comprises four (4) buildings, which are one, two and three storeys in height. The buildings are constructed of red face brick with reinforced concrete floors and steel framed roof, and are interconnected with covered walkways. The site also contains sports courts, an assembly area, landscaped areas and car parks. For the purpose of this SEE, the buildings are identified as Blocks A, B, C and D (see Figure 2). A brief description of each building is located on the following page.



Source: Lockley Land Title Solutions

gsa planning

Figure 2: Survey Plan

Not to Scale

Block A is a three storey building located at the southern end of the site. It is oriented approximately 45 degrees to the Old South Head Road boundary and is prominent from both Old South Head Road and Laguna Street. The building contains a mixture of classrooms and kitchens, with the ground level operating as an undercroft basement area for parking and storage. The building presents primarily a blank brick façade to Old South Head Road with limited glazing and no landscaping. A bitumen hardstand area is located between the building and the street (see Photograph 1).

Block B was a two storey building is located towards the centre of the site and is parallel to and adjoining Block A. This building was used as a school hall and canteen area, offices, meeting rooms, storage, male and female amenities and contained a covered courtyard area (see Photograph 2). Block B was subject to a fire and then a fire order, requiring demolition. The demolition has since occurred.

Block C is a single storey building is located near the north-western boundary, parallel to Blocks A and B and was used for industrial arts. This building is not visible from the street and is located at the rear of the dwellings that have frontage to New South Head Road.

Block D is a part two (2) and part three (3) storey building located near the north-eastern corner and is parallel to Old South Head Road. This building was previously used as classrooms, science laboratories and art rooms and is the most prominent building on the site. The building has views across South Head General Cemetery to the ocean to the east, and across Vaucluse to Sydney Harbour to the west. This building is set back 3m from Old South Head Road, with a brick and glazed façade and limited landscaping elements (see Photograph 3).



Photograph 1: Block "A" building as viewed from Old South Head Road



Photograph 2: Building "B" as viewed from Old South Head Road before the fire



Photograph 3: Block "D" Building as viewed from Old South Head Road

2.5 Student Enrolments

Student enrolment at Vaucluse High School varied during its 40 years of operation. Enrolment numbers in the final years before closing (2001-2003) were approximately 750 students.

2.6 Access and Carparking

There are two main vehicular access points to the site, both of which are located along Old South Head Road. The first is located at the northern end of Old South Head Road via a 3.2m wide driveway, which leads to the bitumen playground and tennis court. A second access point is a 3.5m wide driveway into a car parking area at the south eastern corner of the site. This driveway leads to a large hardstand area at the south-eastern corner of the site. Two additional driveway crossings are located towards the southern end of the Old South Head Road frontage.

The main pedestrian entry is located adjacent to Block B, near the centre of the Old South Head Road frontage.

2.7 Existing Landscaping

The existing landscaping on site comprises perimeter screen planting of trees and shrubs along the north-eastern, north-western and southern boundaries. Landscaping within the site is restricted to trees and shrubs and planters on the perimeter and between buildings "A" and "B".

2.8 Existing Character and Context

Although located in Woollahra, the site has frontage to Old South Head Road, which is peripheral to the Waverley Local Government Area. While the site is occupied by redundant school buildings, development in the surrounding area comprises single dwellings, multi storey residential flat buildings, a cemetery and mixed use development. The diversity of built form and the eclectic architectural styles provide a variable character in context with the development on the subject site. This will be described in more detail in the following sections.

Development to the North and North-East

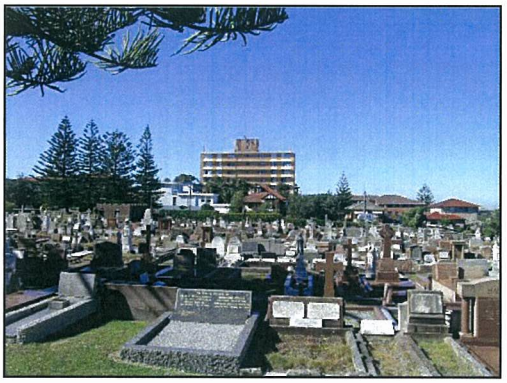
To the north of the site facing New South Head Road are a number of interwar two storey residential flat buildings. Adjoining the subject site to the north-east and attached to No. 110 is a semi-detached dwelling known as No. 112 Old South Head Road. Further to the north is a semi-detached dwelling, at Nos. 114 and 116 Old South Head Road, which is a two storey with ground level carparking. Further to the north-east are two more semi-detached dwellings which are constructed over ground level carparking. Adjoining these older style and altered dwellings is a three level dual occupancy. This development known as No's 118 – 120 Old South Head Road appears as a four storey building from Old South Head Road with three levels of residential and four carparking spaces provided at street level. The upper most roof level is RL 93.01 AHD (see Photograph 4 on the following page). Further to the north-east are single dwellings and three storey residential flat buildings at the intersection of New and Old South Head Roads.



Photograph 4: Development to the North – No's 110-120 Old South Head Road as viewed from the east

Development to the East

To the east on the opposite side of Old South Head Road is the South Head General Cemetery (see Photograph 5). Further to the east in Clarke Street and Tower Street are a number of medium and high density residential flat buildings. No's 7 – 9 Clarke Street is a six storey residential flat building containing twelve (12) units. No's 8 and 10 Tower Street comprise a single dwelling and residential flat buildings containing fifteen (15) units. No's 20 – 28 Tower Street are 4 x three storey residential flat buildings over carparking (see Photograph 6).



Photograph 5: Development to the east – South Head General Cemetery



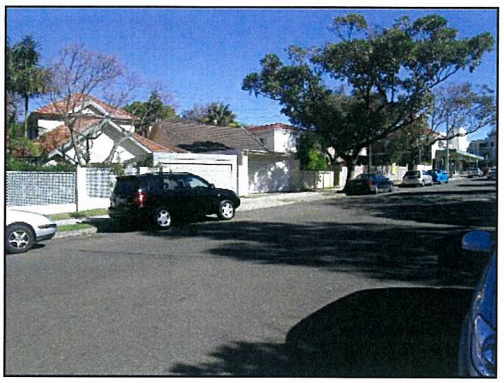
Photograph 6: No's 20-28 Tower Street

Development to the South and South-East

To the south-east on the corner of Old South Head Road and Burge Street are six three storey townhouses over basement carparking (see Photograph 7). Further to the south-east are two three storey residential flat buildings over basement carparking known as No's 753 and 757 Old South Head Road, both of which contain ten (10) units. To the south on the opposite side of Laguna Street are one and two storey residential dwellings (see Photograph 8). To the south-west on the corner of Laguna and New South Head Road is the Vaucluse Neighbourhood Village 3(c) Zone with mixed use development providing three storey buildings to the street and a total of five storeys at the rear. This shopping centre offers a variety of retail and service facilities.



Photograph 7: Corner Old South Head Road and Burge Street



Photograph 8: Development along Laguna Street

Development to the West

To the west are a mixture of residential flat buildings and single dwellings, which back onto the subject site (see Photographs 9 and 10). Many of these buildings have garages and single storey laundries located on the rear boundary adjoining the subject site (see Survey Plan and Annexure A). Further to the west on the opposite side of New South Head Road is Samuel Park, which is located behind the Vaucluse Bowling Club. On either side of Samuel Park and further to the west are a number of single dwellings of varying scale, numbers of storeys and architectural style.



Photograph 9: Development to the west; Nos. 113-117 New South Head Road



Photograph 10: Development to the west; Nos. 117-123 New South Head Road

2.9 Surrounding Road Network

The site has frontage to both Old South Head Road and Laguna Street. Old South Head Road carries two-way traffic in a north to south direction with parallel parking on both sides and is classified as a State Road according to the RTA road hierarchy. Laguna Street is a Local Road and carries two- way traffic in an east to west direction, which also has parallel parking on both sides. The site is in close proximity to New South Head Road to the west, also a State Road. This road network is discussed in more detail in the accompanying Traffic and Parking Report.

3.0 BACKGROUND OF THE PROPOSAL

3.1 Purchase of the Site from the New South Wales (NSW) Government

In November 2006 the New South Wales State (NSW) Government submitted for sale by public tender the former Vaucluse High School site. The tender documentation referred to an opportunity to develop "a prestigious seniors living facility on one of the few suitable and available sites in the Eastern Suburbs". On 25 January 2007, purchase of the site was finalised. The title to the land was burdened by a positive covenant that only permits aged care accommodation and/or aged care facilities for elderly persons. A second covenant also prevents the site being used for a private school.

3.2 Original Development Application and Site Compatibility Certificate

The site was procured by Zig Inge Pty Ltd, who prepared and lodged a Site Compatibility Certificate Application for a Self-care Seniors Development.

In accordance with Section 50(2) of the Environmental Planning and Assessment Regulations 2000 and Clause 24 of the SEPP (Housing for Seniors), the Department of Planning issued a Site Compatibility Certificate for the proposed Seniors Housing Development. The cover letter, signed by the Director General stated, inter alia:

> "I have made the determination to issue the site compatibility certificate under Clause 25 (4)(a) of the SEPP on the basis that the site of the proposed development is suitable for more intensive development, and that development for the purposes of seniors housing of the kind proposed in the application is compatible with the surrounding environment, having regard to the criteria specified in clause 25 (5)(b)"

On 4 December 2007 a Development Application (DA813/2007) was lodged with Woollahra Council for the demolition of the existing school buildings and construction of a new Seniors Living Development comprising seventy eight (78) self contained dwellings, one (1) manager's dwelling, staff and communal facilities, basement car parking for one hundred and two (102) spaces and extensive landscaping works consistent with the SCC.

On 21 July 2008, a Development Application Assessment Report was prepared by Woollahra Council in respect of the proposed development. The report recommended that the proposed development be approved subject to conditions and stated in its conclusion, inter alia:

> "The proposal, as conditioned, will not have any significant adverse impact upon the amenity of surrounding residential properties or the public domain. The proposed development is environmentally sustainable and will provide units with generally excellent internal amenity and access to a wide range of services, shops and facilities, to the elderly and the disabled. The proposal, as conditioned, is considered to be acceptable against the relevant considerations under s79C."

On 28 July 2008 Woollahra Council granted development consent to Development Application (DA No. 813/2007) subject to a number of conditions.

3.3 Section 96 Application

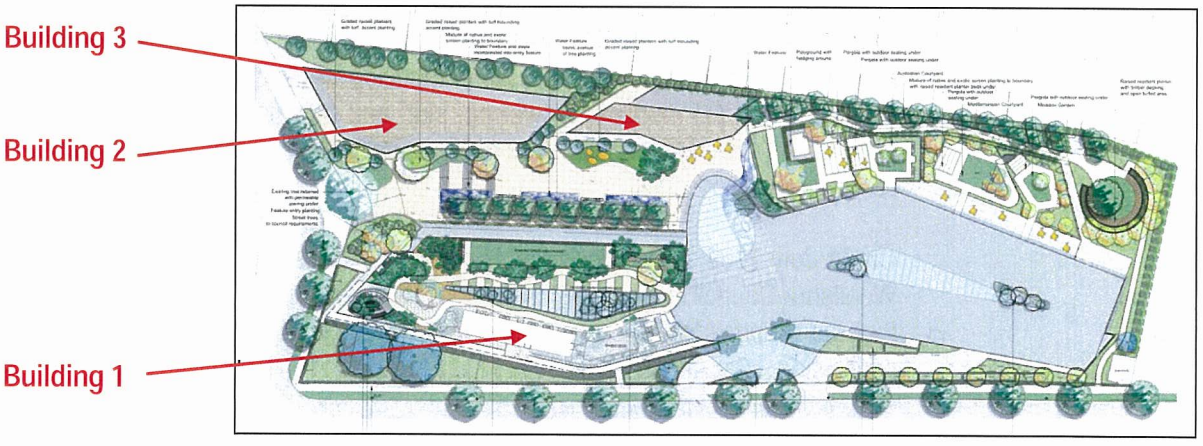
On 18 June 2010 a Section 96 Modification to the approved development (DA813/2007) was lodged with Woollahra Council. The proposed modifications included an increase in accommodation from 79 dwellings to 99 dwellings, increase in car parking from 102 to 175 spaces and an increase in gross floor area.

The proposal also included internal reconfiguration of spaces, modification to the driveway access and the construction of a porte cochere at the entrance.

4.0 DETAILS OF THE PROPOSAL

The proposal is for the demolition of the existing buildings and the construction of a Seniors Housing Development. The proposal will be known as the "Markmoran at Vaucluse Seniors Housing Development" The proposal will comprise three (3) separate buildings which are described as follows:

- Building 1 – A part 4 and part 5 storey Residential Care Facility (RCF) containing 224 beds. With design development, this could vary between 210 and 240 beds;
- Building 2 – a part 3 and part 4 storey Serviced Self-contained Seniors Housing (SSSH), comprising fourteen (14) self contained one and two bedroom dwellings. With design development, this number could vary between 12 and 16 dwellings;
- Building 3 - A single storey recreational area and dining centre that is ancillary to Buildings 1 and 2;
- Two (2) basement levels containing ancillary spaces and 92 car parking spaces, with parking for two (2) mini buses and one (1) ambulance. With design development, these car parking spaces may vary between 80 and 110 spaces; and
- Site embellishment and extensive landscaping



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Figure 3:
Proposed Site Plan

Not to Scale

The proposed development is detailed in architectural plans prepared by Marchese Partners that accompany this report (see Annexure B). The proposal has taken on a contemporary built form along the street frontages. The RCF building is a curved structure located on the eastern side of the site, with an undulating glass frontage to Old South Head Road. The Serviced Self-contained Seniors Housing and indoor recreational area are located on the western side of the site. The RCF and Self Contained Seniors living buildings are separated by extensive open space comprising paved plazas and landscaping (see Figure 3).

Building 1 will have heights ranging from 11.0m to 17.8m due to the fall of the land from north to south. Building 2 will have heights ranging from 9.0m to 11.8m and the proposed recreational and dining building will have a height of between 1.2m and 6.1m. Heights are measured in accordance with the definitions in the Woollahra LEP. The proposal will have a gross floor area (GFA) of 25,331m^2, comprising 20,927m^2 above ground and 4,404m^2 below ground. The GFA calculations are based on the definition contained in the Woollahra LEP 1995, and includes among other things, the area of all voids, staircases, and lift shafts counted at each level. Also, heights of buildings and the GFA may vary slightly with the design development process.

The design statement (see Annexure B) prepared by Marchese + Partners describes the main buildings, inter alia:

> *"The buildings are wrapped in a contemporary glazing 'skin' which is simple, elegant and sophisticated. The use of the punctuating framed window elements to the southern facades is used to create a sophisticated, rhythmic aesthetic.*
>
> *The buildings are designed to incorporate the latest in environmental design principles and to ensure a low operational cost whilst at the same time creating a healthy and inspired living space for occupants and the people who work and visit the development"*

The RCF will feature a dramatic central atrium space which provides a central community area that will act as a meeting place. This dramatic five (5) storey atrium, which has access to all levels, has the potential to be used for RCF functions. Lightwells, extensive glazing and the atrium will provide a resort style of accommodation for residents.

Pedestrian access to Building 1 will be from the main entrance located along Old South Head Road, and from Laguna Street, where a series of ramps and steps leads to the atrium space of the building. Access to the SSSH component will be from Laguna Street. Internal access from the basement to the top floors of both buildings will be available from lifts and stairs. Pedestrian access within the central courtyard and terraced gardens is through a series of ramps and steps.

Vehicular access to the site is from one of two main driveway entrances off Old South Head Road and Laguna Street. These driveways lead to basement car parking. The driveway off Old South Head Road also incorporates a porte cochere, which is designed to provide a drop off point at the main pedestrian entry.

The proposed development includes an extensive amount of landscaped area. The theme of Norfolk Island Pines in Old South Head Road has been continued on the site. Landscaping will generally comprise a combination of trees and shrubs, lawn, paved plazas and walkways, all of which form an integral part of the design of external spaces for outdoor recreational activities. The landscaped space has also been designed to provide a series of smaller open spaces which can be shared by the residents. A Landscaping Plan and statement has been prepared by Taylor Brammer Landscape Architects and forms part of this submission (see Annexure C).

5.0 ASSESSMENT OF STATUTORY AND POLICY COMPLIANCE SECTION 79C – EVALUATION

This section will assess the relevant state and local government statutory and policy documents under the following headings

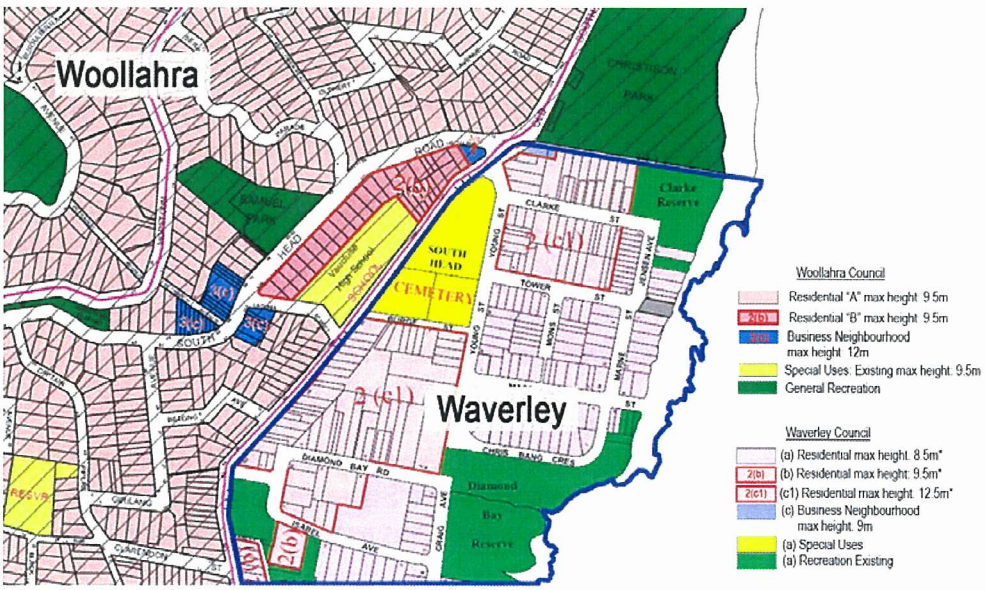
5.1 Applicable Planning Controls

1. Woollahra Local Environmental Plan (LEP) 1995
2. State Environmental Planning Policy (SEPP) Housing for Seniors or People with a Disability 2004 (as amended);
3. State Environmental Planning Policy (SEPP) No. 55;
4. State Environmental Planning Policy (SEPP) No. 65; and
5. Woollahra Residential Development Control Plan 2003

These matters will now be discussed.

5.2 Woollahra Local Environmental Plan (LEP) 1995

The subject site is zoned 5 Special Uses School pursuant to Council's LEP 1995, gazetted on 10 March 1995. The site is not within a Heritage Conservation Area, and is not listed as a Heritage Item. It is however located within the Foreshore Scenic Protection Area (FSPA), is located adjacent to land Zoned as 2(a) and 2(b) Residential and is in close proximity to land zoned Business Neighbourhood 3(c) under the Woollahra LEP. Whilst the subject site is located in Woollahra, Old South Head Road provides the western border to the Waverley LGA. The zones on the opposite side of Old South Head Road include 5(a) Special Uses (Cemetery) and Residential 2(c1) under the Waverley LEP. A combination of the zoning plans for Woollahra and Waverley is included (see Figure 4).



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Figure 4: Zoning Plan from Woollahra and Waverley LEPs

The objectives and other provisions relating to the special use zone are not relevant to the current application. Although the proposal is not permissible in accordance with the Zone No. 5 (Special Use School Zone), SEPP Housing for Seniors allows seniors housing development. Also, the restriction on land title for the subject site only permits seniors housing or aged care.

Height

Within the Woollahra LEP 1995 a height plan identifies the statutory height limits throughout the LGA. The subject site is shown with a height limit of 9.5m.

In satisfying the design objectives to set back from the existing residences facing New South Head Road, maximise open space and provide a Seniors Housing Development on level platforms, the proposed development exceeds the 9.5m height limit. Accordingly, a SEPP No. 1 Objection has been prepared in support of a height variation and is attached to this submission (see Annexure D).

Excavation

The Woollahra LEP includes provisions for the assessment of excavation. The proposed development will require site excavation to accommodate the basement levels. The relevant provision in Council's LEP 1995 relating to excavation is contained in Clause 18, which states inter alia:

> *" 1) When considering an application for consent for development involving the excavation of any land, the Council shall have regard to how that excavation may temporarily or permanently affect:*
>
> *(a) the amenity of the neighbourhood by way of noise, vibration, dust or other similar circumstances related to the excavation process, and*
> *(b) public safety, and*
> *(c) vehicle and pedestrian movements, and*
> *(d) the heritage significance of any heritage item that may be affected by the proposed excavation and its setting, and*
> *(e) natural landforms and vegetation, and*
> *(f) natural water runoff patterns."*

The proposed level of excavation will be undertaken in a manner to ensure the amenity of the neighbourhood and the public safety and without significantly affecting vehicle and pedestrian movements. Accordingly, provision 1(a), (b) and (c) will be satisfied.

There are no specific heritage items adjoining the subject site, therefore, (d) is not relevant. The proposal provides a high level of deep soil and general landscaping which will improve water runoff to some extent. Accordingly, in our opinion, the proposal satisfies paragraphs 1(e) and 1(f), and will not unreasonably impact on natural landforms, landscaping and water runoff patterns.

Heritage Items

The Woollahra and Waverley LEPs identify heritage items in the vicinity of the subject site. A Heritage Impact Statement has been prepared to address the impact on these heritage items and forms part of this submission. This is further discussed in Section 6.0.

5.3 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (as amended)

The application for a Site Compatibility Certificate is made pursuant to State Environmental Planning Policy (SEPP) Housing for Seniors or People with a Disability 2004 (as amended), which was gazetted on **28 September 2007** and came into force on **12 October 2007.** This section will identify the various provisions contained in this document and provide a performance assessment of the proposal.

Aims of the Policy

The principle aim of the policy is to permit seniors housing in particular circumstances where the land is zoned for urban purposes.

Planning Assessment

The site is zoned for urban purposes and accordingly the policy is directly relevant.

Land to which the Policy applies

Clause 4 dictates where this policy applies and states, inter alia:

> **"4 Land to which Policy applies**
>
> **(1) General**
>
> This Policy applies to land within New South Wales that is land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, but only if:
>
> (a) development for the purpose of any of the following is permitted on the land:
>
> (i) dwelling-houses,
>
> (ii) residential flat buildings,
>
> (iii) hospitals,
>
> (iv) development of a kind identified in respect of land zoned as special uses, including (but not limited to) churches, convents, educational establishments, schools and seminaries;
>
> (b) the land is being used for the purpose of an existing registered club.
>
> **(2)** .....
>
> **(3)** .....
>
> **(4)** .....
>
> **(5) Application of the policy to land zoned for special uses and existing registered clubs**
>
> For the purpose of this policy (and for the avoidance of doubt), the consent authority must not treat:
>
> (a) land on which development for the purpose of special uses is permitted, or
>
> (b) land that is being used for the purposed of an existing registered club,
>
> as being land zoned primarily for urban purposes unless it is satisfied that most of the land that it adjoins is zoned for urban purposes."

Planning Assessment

As the subject site is zoned 5 Special Uses, and adjoins land zoned 2(a) and 2(b) Residential the policy is applicable and therefore establishes the parameters for the assessment of the application.

Self Contained Dwellings

Clauses 11 and 13 provide the definitions of Residential Care Facilities and Self contained dwellings, stating inter alia:

> **"11 Residential care facilities**
>
> In this Policy, **a residential care facility** is residential accommodation for seniors or people with a disability that includes:

(a) meals and cleaning services, and
(b) personal care or nursing care, or both, and
(c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care,

not being a dwelling, hostel, hospital or psychiatric facility

13 Self contained dwellings:
The relevant subclauses in this clause include 13.1 and 13.3. These clauses, state, inter alia:

(1) General term: "self-contained dwelling"
In this Policy, a ***self-contained dwelling*** is a dwelling or part of a building (other than a hostel), whether attached to another dwelling or not, housing seniors or people with a disability, where private facilities for significant cooking, sleeping and washing are included in the dwelling or part of the building, but where clothes washing facilities or other facilities for use in connection with the dwelling or part of the building may be provided on a shared basis.

(3) Serviced, self care housing
In this policy, service, self-care housing is seniors housing that consists of self-contained dwellings where the following services are available on site: meals, cleaning services, personal care, nursing care.

Planning Assessment

The proposal will provide for 224 beds and could vary between 210 and 240 beds for the RCF which will meet the requirements of Clause 11. The proposal will also include 14 serviced self care dwellings for seniors, which will meet the requirements of Clause 13. These numbers could vary between 12-16 dwellings. Residents will have access to a range of on-site facilities, including a swimming pool, gym, cinema, library, beauty salon, and Wellness Centre.

Site compatibility certificates

Clause 24 applies to development applications on land adjoining land zoned primarily for urban purposes or land within a zone identified as "special uses" under another environmental planning instrument. The clause states that a consent authority must not consent to a development application unless it is satisfied that the Director-General has certified that the site of the proposed development is suitable for more intensive development and that development for the purpose of seniors housing is compatible with the surrounding environment. The certification granted previously by the Director General has expired and in any case related to a different seniors housing development. Accordingly, a new application is hereby made. The subject site was sold by the NSW state government with a positive covenant that it could only be used for aged care accommodation and/or aged care facilities for elderly persons. A second covenant also prevents use on the site for private school purposes.

Planning Assessment

Pursuant to Clause 24(2) this application for a site Compatibility Certificate to the Director General – Department of Planning (DoP) is being made prior to the lodgement of a Development Application with Woollahra Council.

Location and access to facilities

Clause 26 states that the consent authority must not consent to an application unless it satisfies this clause. The clause states, inter alia:

"**26 Location and access to facilities**

(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with subclause (2) to:

(a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and
(b) community services and recreation facilities, and
(c) the practice of a general medical practitioner."

This clause requires that the services be not more than 400m from the site, but also have gradients that can readily be negotiated by a disabled person. There is a further requirement that public transport services are available to residents within 400m of the site and that these services are available Monday to Friday.

Clause 26 provides for maximum gradients that need to be achieved for access pathways on and around the site.

Planning Assessment

The proposed development is within close proximity to a variety of shops and services in the Vaucluse Village neighbourhood shopping centre, which is located approximately 70m from the site. The bus service in close proximity also provides access to the Rose Bay North and Rose Bay Shopping Centre, which have an even greater variety of goods and services. An assessment of accessibility will be undertaken to satisfy the site related requirements as part of the future Development Application to Woollahra Council. The proposal has also been the subject of an accessibility report that forms part of the submission (see Annexure J).

Water and Sewer

Clause 28 states that development must be connected to a reticulated water system and have adequate facilities for removal and disposal of sewage.

Planning Assessment

The subject site is located in a built up area where water and sewage systems are readily available. The proposal has also been the subject of an authority services report that forms part of the submission (see Annexure G).

Site Analysis

Clause 30 requires the Council to consider a detailed site analysis before approving a Development Application made pursuant to this.

Planning Assessment

A detailed site analysis in accordance with Clause 30 has been prepared and forms part of the architectural drawings prepared by Marchese Partners.

Part 3, Division 2 – Design Principles

Division 2 of the SEPP contains design quality principles including consideration of neighbourhood amenity and streetscape, visual and acoustic privacy, solar access and design for climate, storm water, crime prevention, accessibility and waste management.

Planning Assessment

A summary of the assessment of each of these principles is contained in the following table (see Table 1 on the following page).

In addition, the principles relating to built form and amenity are dealt with in more detail in this SEE (see Section 6.0).

TABLE 1: SEPP – HOUSING FOR SENIORS

Design Principles	Summary Assessment
Clause 33: Neighbourhood Amenity & Streetscape *This clause requires the proposal recognise the desirable elements of the locality and the design is to contribute to the quality and identity of the area. The design is to maintain neighbourhood amenity and appropriate residential character through setbacks, topography, height, and landscaping.*	The Old South Head Road streetscape is an eclectic mix of development from single storey semi detached dwellings to three storey residential flat buildings of varying ages and architectural styles. The proposal will provide a contemporary style of architecture which address the street and provide an appropriate setback between the proposed buildings and the existing dwellings facing New South Head Road. The proposal will not detract from the neighbourhood amenity and streetscape should be enhanced by the removal of the existing buildings and their replacement with the proposed seniors housing.
Clause 34: Visual and Acoustic Privacy *This clause requires the proposal to provide visual and acoustic privacy of neighbours through appropriate site planning, the location and design of windows and balconies, screening and landscaping, and location of driveways, paths, and parking areas.*	The proposal will provide setbacks from the dwellings that face New South Head Road. Many of these residential flat buildings and dwellings have single storey structures on their rear boundary which provides a further buffer between the existing and proposed development. In addition to the distance between dwellings there will be extensive landscaping which should ensure a high level of visual and acoustic privacy.
Clause 35: Solar Access & Design for Climate *This clause required the proposal to ensure adequate solar access is provided to the living areas and private open space of adjoining residents. The proposal should be designed to promote energy efficiency through dwelling design, landscaping, natural ventilation, solar heating, lighting, and locating windows of living areas in a northerly direction.*	The orientation of the site, the topography and the desire to have the built form providing a frontage to Old South Head Road and Laguna Street, restrict the potential for solar access to a number of the dwellings and rooms. However, solar access is maximised in the common living areas with the introduction of atriums in the RCF building
Clause 36: Stormwater *This clause requires the proposal to be designed to control and minimise the disturbance and impacts of stormwater runoff and incorporate where practical on site stormwater detention or re-use for second quality water usage.*	The proposal will minimise the impacts of stormwater run off to adjacent properties through the addition of new landscaping throughout the development. The site will contain stormwater retention and detention facilities which will form part of the future Development Application to Council.
Clause 37: Crime Prevention *This clause requires the proposal to provide personal property security for residents and visitors and encourage crime prevention through dwelling design allowing casual surveillance of the street and entries.*	The proposal will maintain a high level of security, which is essential for this type of use. Secure entries at the Old South Head Road and Laguna Street entrances will maintain safety and security. Casual surveillance is also available over the private open space and entry areas from units and common areas.
Clause 38: Accessibility *This clause requires the proposal to provide obvious safe pedestrian links from the site that provide access to public transport services or local facilities and provide an attractive and safe environment for pedestrians and motorists with convenient access and parking for residents and visitors.*	The proposal will encourage pedestrian access from the facility to the Old South Head Road and Laguna Street frontages and to the Vaucluse Shopping Centre. The site is in the vicinity of bus services and local shops and facilities along Old South Head Road and New South Head Road. An Access Report is also being prepared by Accessibility Solutions (see Annexure J).
Clause 39: Waste Management *This clause requires the proposal to provide waste facilities that maximise recycling by the provision of appropriate facilities.*	The proposal will provide sufficient waste management services by a contractor. Garbage and recycling rooms will be located in the basement level.

Residential Assessment
There are seven design principles described in the above Table that the proposal needs to satisfy. From our summary assessment, we are of the opinion that the proposal readily satisfies all of these design principles.

Development Standards
Clause 40(2) provides for a minimum site area of 1,000m^2 and a minimum site frontage of 20m measured at the building line.

Planning Assessment
The proposal easily satisfies these development standards.

Standards for Hostels and self-contained dwellings
Clause 41 provides standards for hostels and self-contained dwellings and states, inter alia:

> *"(1) A consent authority must not consent to the development application made pursuant to this chapter to carry out development for the purpose of a hostel or self-contained dwelling unless the proposed development complies with the standard specified in Schedule 3 for such development;*
>
> *(2) Despite the provisions of Clauses 2, 7, 8, 9, 10, 11, 12, 13 and 15-20 of Schedule 3, a self-contained dwelling or part of such a dwelling, that is located above the ground floor in a multi-storey building does not have to comply with requirements of those provisions if the development application is made by, or by a person jointly with a social housing provider."*

Planning Assessment
There are a number of requirements relating to access, gradients, passage way width and car parking that are contained in Schedule 3 of the SEPP. The proposal will be designed to satisfy Schedule 3 of the SEPP and will be accompanied by an Access Report, which will form part of the future Development Application to Council.

5.4 State Environmental Planning Policy (SEPP) No.55 – Remediation of Land

State Environmental Planning Policy (SEPP) No. 55 – Remediation of Land was gazetted on 28 August 2005 and applies to the whole of the state. Clause 7(1) requires the consent authority to consider whether land is contaminated prior to consent of a development application. The site has been the subject of a contamination assessment by GHD. The report concludes, inter alia:

> *"GHD has undertaken both a desktop review and preliminary contamination assessment to determine whether the Vaucluse High School property is suitable for its continued use as a secondary school, as well as providing recommendations to enable the site to be used for a more sensitive end use, such as residential."*

The summary conclusion by GHD states, inter alia:

> *"Based on the information obtained in the current investigation, the site would be considered suitable for its ongoing use as a secondary school and residential use."*

5.5 State Environmental Planning Policy (SEPP) No.65

SEPP No. 65 was gazetted **26 July 2002** and applies to Building 2, containing the SSSH. The SEPP aims to improve the design quality of residential flat development. An assessment of the proposal against the ten design principles form an integral part of the SEPP No. 65 legislation. These principles include: Context; Scale; Built Form; Density; Resource, Energy and Water Efficiency; Landscape; Amenity; Safety and Security; Social Dimensions and Aesthetics.

It is our opinion that the proposed seniors housing development satisfies the 10 design principles and that the proposed SSSH is appropriate under SEPP 65. A detailed SEPP No. 65 Assessment will be submitted as part of the future Development Application to Council.

5.6 Woollahra Residential Development Control Plan (DCP)

The Woollahra Residential Development Control Plan (DCP) 2003 commenced on 24 February 2004 and has been amended on a number of occasions. The subject site is identified in the Vaucluse East Precinct and annotated as Special Uses.

As the site proposal is for Seniors Housing, the controls contained in the DCP relating to individual sites are less relevant than the SEPP (Housing for Seniors) controls. Also, the two site covenant restricts the type of development to housing for seniors or aged care facilities.

The subject site is unique in that it is more of an institutional character, due to the previous use as a school, which varies from the residential character in the locality. Notwithstanding this, it is our opinion that the proposed development will satisfy the desired future character objectives of the precinct. This is achieved by maintaining the building's connection with the land by providing 3 separate buildings in a stepped design which address the street, and providing a contemporary design to complement the surrounding residential development. The proposal will also provide high levels of visual amenity within a well landscaped setting whilst maintaining views from public spaces.

5.7 Summary of Statutory and Policy Compliance

In summary, while the objectives and other provisions relating to the special use zone in the LEP are not relevant to the current application, the proposal is permissible under SEPP (Housing for Seniors). In our opinion, the proposal satisfies the development standards, design principles and provisions contained in the SEPP. The SSSH is also capable of satisfying the 10 design principles under SEPP No. 65. The provisions of SEPP No. 55 have also been considered. The proposal does not comply with the height limit in the LEP and a SEPP No. 1 Objection has been prepared and is considered to be well founded. In our opinion, the character of the proposal needs to be assessed against the previous use of the site for the past 40 years, the covenant restricting the use and the nature of the seniors housing development.

6.0 SECTION 79C(1)(b)–(c) BUILT FORM AND AMENITY ISSUES

This section will consider the following: The assessment of the Natural Environmental Impact; the Built Environment Impacts; the Site Suitability; and the Public Interest.

6.1 Assessment of Natural Environmental Impact – S.79C (1)(b)

6.1.1 Topography & Scenic Impacts

The natural topography of the site involves considerable fall from north to south and a cross fall from west to east with the south-eastern corner being the lowest part of the site. During the construction of the Vaucluse High School the site was "benched" to provide for the various school buildings, outdoor meeting areas, playgrounds and car parks.

The proposal will have a stepped formation to reflect the topography. Excavation will be required to accommodate car parking and ancillary uses in the basement. A large proportion of excavation will fall under the main RCF building footprint. Excavation that occurs outside the overall building footprint is located at least 6m from the western boundary and well away from neighbouring properties. Best practice techniques will be employed during the construction phase to ensure there will be no adverse impact on adjoining structures as a result of the proposed excavation. A geotechnical assessment will be prepared and form part of the future Development Application to Council. Extensive open space area is designed to reinstate a more natural and functional contouring pattern for this area. There will be a loss of a significant number of trees and shrubs throughout the site during the construction phase. However, substantial planting in the form of trees, shrubs and groundcover will be provided throughout the site. A strong element of landscaping is maintained in the setback zone between the building and Old South Head Road, including the provision of Norfolk Island Pines that will further enhance the architectural features of the building. Similarly, an extensive and layered landscape plan between Buildings 1 2 and 3 will enhance scenic appearance of the building and provide functional outdoor recreational spaces for residents.

6.1.2 Micro-Climate Impacts

The existing buildings and hard-stand areas provide a number of micro-climates within the site. These micro-climates do not appear to have impacted upon the surrounding area. The proposal will provide a more uniform building form that addresses the street and improved landscaped areas. These landscaped areas will enhance the environmental qualities of the site and the visual appearance when viewed within the development.

6.1.3 Water & Air Quality Impacts

The proposal will re-use rainwater and stormwater where possible. Stormwater concept plans will be submitted as part of a future Development Application. The proposal will be designed so as not to result in adverse impacts on water quality.

Air quality impacts are only possible during demolition and construction. It is intended that demolition and construction work will follow best practice and every effort will be made to ensure that dust particles and other waste product is contained on-site.

A Construction Management Plan will be prepared as part of a future Development Application.

6.2 Assessment of Built Environment Impacts – S.79C(1)(b)

The relevant matters for consideration under Section 79C(1)(b) of the Environmental Planning and Assessment Act, 1979, have been considered in the preparation of this application. This section includes an assessment of the impact on the area character and the impact on the amenity of the surrounding properties.

6.2.1 Impact on the Area's Character

The site and surrounds have an eclectic mix of development which includes residential flat buildings, one and two storey dwellings, and mixed use buildings in the Woollahra Residential 2(a) and 2(b) and Business 3(c) Zones in close proximity to the site. In contrast, opposite the site is a cemetery and a 2(c)(1) Zone of Waverley with the number of residential flat buildings, some of which face Old South Head Road, also in close proximity to the site.

The proposed development will make a positive contribution to the site and surrounds and will substantially improve the appearance when viewed from Old South Head Road and Laguna Street. The proposal will replace a collection of face brick institutional buildings of dated appearance and little visual appeal with a contemporary development that engages the street and is extensively landscaped throughout. From Old South Head Road, the RCF building is curved to provide visual interest and is articulated with vertically oriented box frames which break up the elongated façade. The proposed paved and landscaped open space at the Laguna Street frontage and throughout the site provides visual permeability and improves the relationship between the publicly accessible and private domain, creating a community atmosphere (see Figure 5 on the following page).

6.2.2 Aural and Visual Privacy Impact

An assessment of the privacy impact on the adjoining and surrounding uses has been undertaken and is summarised below.

To the north, extensive boundary landscaping on the subject site and building setbacks enable the neighbouring property to maintain adequate levels of visual and acoustic privacy. The RCF rooms largely maintain an east and west orientation, thus minimising any overlooking onto private open space of properties to the north.

To the east is the South Head General Cemetery. There will not be any adverse effects on that use. To the south-east, the existing townhouses and residential flat buildings should not be impacted by any aural or visual privacy impacts. The distance between existing buildings and the proposal will ensure privacy is maintained.

Similarly, to the south, the single dwellings on the opposite side of Laguna Street are well separated by the road verge, proposed setback and landscaping. Visual and aural privacy should be maintained.

To the west are two and three storey detached dwellings and residential flat buildings at Nos. 107 – 129 New South Head Road, many with brick garages located at the rear, adjacent the western boundary of the subject site.

At ground level, aural and visual privacy of neighbouring properties is maintained, as the ground levels at the rear of the site are generally lower than those along New South Head Road, with extensive boundary planting proposed to the west. Above ground level, the proposal maintains generous setbacks to the western boundary.



The proposed view from Laguna Street



The proposed view from the intersection of Laguna Street and Old South Head Road, looking north

gsa planning

Figure 5: Photomontages

6.2.3 Impact on Solar Access

To assess the impact of the proposed development on solar access, amended shadow diagrams have been prepared for 9am, 12 noon and 3pm for the winter solstice (June 21) to reflect the proposed development. These diagrams indicate that the proposed development has minimal impact on the sunlight access of surrounding dwellings, when compared with the previously approved development.

At 9am in mid winter additional shadow will extend across Laguna Street and reach the front yards and northern part of the dwellings of No. 108 Old South Head Road and Nos. 3-5 Laguna Street. The majority of this shadow is likely to be removed from the front yards of these dwellings by approximately 11am and by 12 noon will extend to the southern side of Laguna Street. At 3pm in mid winter there will also be shadow cast by the proposed buildings over Old South Head Road. This shadow will extend to the cemetery and to the front yards of the four townhouses on the corner of Old South Road and Burge Street and the residential flat building at No. 757 Old South Head Road. In our opinion, the additional shadows cast is not considered to be significant and should not prevent neighbouring development from achieving 3 hours or more of solar access in mid-winter.

6.2.4 View Impacts

The site has limited views to the ocean to the east at the upper levels of the existing development. District and limited harbour views to the west will be available at the upper levels. The existing building on the subject site limits most of the views that might otherwise be available to the existing buildings with frontage to New South Head Road. From a review of the existing and proposed buildings on the subject site, it would appear that there will not be significant view losses for surrounding residents.

6.2.5 Environmentally Sustainable Development

A number of environmentally sustainable development (ESD) initiatives will be provided as part of the overall design. The proposal also has the capability of meeting BASIX targets for water and energy savings. A BCA Section J and BASIX Report will be prepared as part of the Development Application lodged with Council.

6.2.6 Heritage Impact

A Demolition Report and Heritage Impact Statement has been prepared by GSA Planning and forms part of the Site Compatibility submission. The former High School buildings located at No. 2 Laguna Street, Vaucluse are not identified as heritage items under the Woollahra LEP, nor are they located within a heritage conservation area. However the report includes an assessment and statement of heritage impact in response to the proposed development. The report concludes that the proposed development will not diminish the significance of the heritage items in the vicinity or detract from their settings.

A full copy of the Demolition Report and Heritage Impact Statement is included in this submission (see Annexure E)

6.2.7 Reflectivity

The proposal contains large areas of glass along its facades. A letter of advice has been prepared by Hyder Consulting to address potential light reflectivity along Old South Head Road. The letter of advice states that the proposed glass selection will not result in light reflectivity that exceeds the typical 20% maximum required by most Councils. A full copy of this letter is included in this submission (see Annexure F).

6.3 Assessment Of The Site Suitability - S.79C(1)(c)

This section will consider the proximity of the site to services and infrastructure; traffic, parking and access issues; the internal circulation and parking geometry; and hazards.

6.3.1 Proximity to Services and Infrastructure

The site has direct access to regular public transport services along Old South Head Road and New South Head Road, connecting the site to the remainder of the Eastern Suburbs and the CBD. The site is also in close proximity to the various activities, facilities, business and recreational services available in the nearby Vaucluse Neighbourhood Village.

The modified development will continue to provide on-site facilities such as a swimming pool, gymnasium, library, theatre, communal dining and living areas as well as a Wellness Centre, Beauty Salon and Consulting Rooms, to enhance the social, cultural and physical well-being of its residents. As the site is within an established area, electricity, telephone, water and sewerage are also readily available. Please refer to the Authorities Services Report in Annexure G.

6.3.2 Traffic, Parking and Access

A Traffic and Parking Report has been prepared by GSA Planning to examine the traffic, parking and access implications of the development. The report states that the proposed development is appropriate in terms of traffic generation, access and car parking and complies with the relevant provisions outlined in the SEPP (Housing for Seniors) as well as Australian Standards.

A full copy of the Traffic and Parking Report prepared by GSA Planning is included in this submission (see Annexure H).

6.3.3 Hazards

The site is not in an area recognised by Council as being subject to landslip, flooding, bushfire or any other particular hazards. The proposed development will not increase the likelihood of such hazards.

A Contamination Assessment Report was prepared by GHD for the NSW Department of Commerce, prior to the sale of the former school site. The report undertook an assessment of the potential presence of contaminated soil on the site. The report concluded that based on the soil investigation, the site did not appear to be contaminated and would be considered suitable for residential development. A full copy of the Contamination Assessment by GHD is included in this submission (Annexure I).

6.4 The Public Interest - S.79c(1)(C)

The proposed Seniors Housing will have social and economic benefits within the Woollahra municipality and wider community. Like many other areas, Woollahra is experiencing a progressively ageing population. ABS 2006 Census data indicates that Woollahra Council has a notable ageing population, with higher proportion of people over 55 years, comprising 22.5% of the population, which is 6% greater than the Sydney area. As Australia's population continues to age, there will be an increasing demand for aged care accommodation, especially in communities with significant proportions of people over 55 years of age.

The proposed development will enable residents of the Woollahra community, as well as surrounding areas, to access aged care and serviced self care accommodation.

The proposal will enable residents of the local community to access a wider range of quality aged care accommodation in an appropriate location, with access to primary bus routes and alternate forms of transport. Additionally, the residents will have access to a range of health, recreational and cultural facilities on site and additional commercial and retail services in Vaucluse and surrounding suburbs. The proposal will provide employment opportunities during its construction and operational stages and the influx of new residents in the locality will also have commercial benefits for local business operators.

Accordingly, with an ageing population predicted to increase substantially in the near future it is widely accepted that the proposal is meeting the social needs of the locality and is considered to be in the public interest.

6.5 Summary of Built Form and Amenity

In summary, the proposal will enhance the scenic qualities of the site and measures will be undertaken to ensure that there will be no adverse impacts on the natural environment. The proposal will improve the visual presentation to the Old South Head Road and Laguna Street frontage and provide publicly accessible open space. It is unlikely to have an adverse impact on surrounding properties in respect of privacy, solar access or views. A separate Traffic and Parking Report concludes that the proposal, is unlikely to have an adverse impact in respect of traffic generation and car parking. The site is also not subject to contaminated soils and is considered suitable for residential development in this regard.

7.0 CONCLUSION

The Markmoran at Vaucluse Seniors Housing Development has been assessed in accordance with Section 79(C) of the EP&A Act 1979 (as amended), the SEPP (Housing for Seniors), SEPP No. 65, Woollahra Local Environmental Plan and the Desired Future Character identified in the Woollahra DCP.

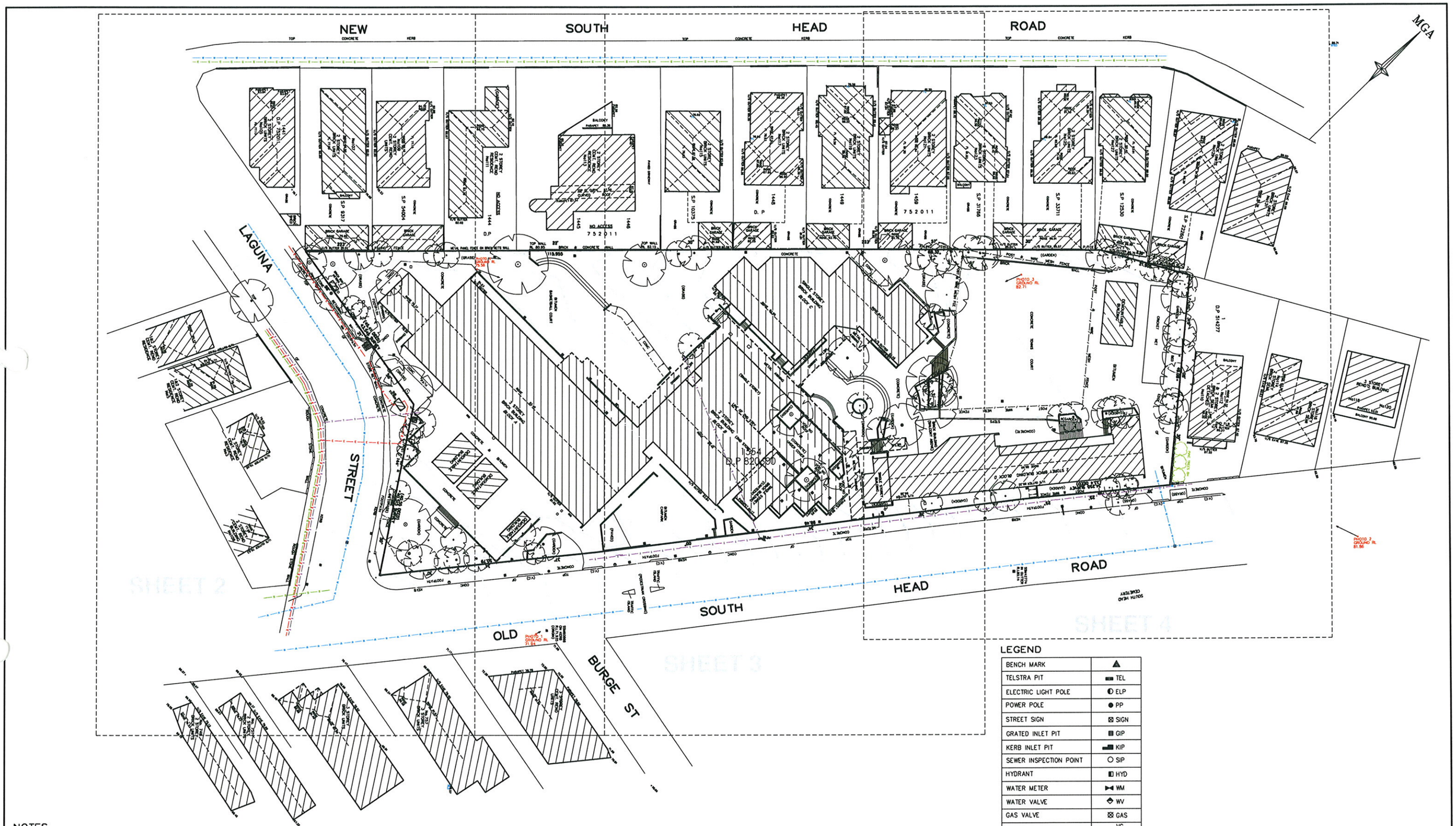
The proposal is for the demolition of the former school buildings on the site and construction of new development comprising a residential care facility and serviced self-contained seniors housing, basement car parking and extensive landscaping. The proposal will provide for a substantial increase in available accommodation and care services for Senior Persons living in Vaucluse and surrounding areas who wish to remain within the locality.

The proposal will provide a world class facility which will have a highly contemporary architectural character. Glazing will be the predominant façade material, which has been broken up by vertical box frames to provide visual interest and articulation. To strengthen the articulation and soften the built form, extensive open space and landscaping forms an integral part of the design.

The proposal has been assessed under the various statutory documents identified above. The proposal is permissible under SEPP (Housing for Seniors) and satisfies the relevant standards and provisions therein. The proposal is also accompanied by an Authority Services Report, a Contamination Report, and an Accessibility Report. The proposed development does not satisfy the 9.5m statutory height limit contained in the Woollahra LEP. Accordingly, A SEPP No. 1 Objection forms part of this submission and concludes that despite the non compliance, the proposal satisfies the objectives of the height standard. In our opinion, the proposal should be assessed against the previous school use, the covenant restricting the development to seniors housing development, and the nature of the seniors housing development.

As important, the proposed development will not have any unreasonable impacts on the adjoining and surrounding development. Privacy between buildings is maintained and any loss of solar access or additional overshadowing is not considered to be significant. Traffic generated by these types of uses is particularly low and it is not likely that there will be any adverse effects on the surrounding road network.

For all of the reasons mentioned in this submission, we are of the opinion that the Markmoran at Vaucluse Seniors Housing Development is appropriate in the circumstances of this particular application.



NOTES

1) THE BOUNDARIES HAVE NOT BEEN MARKED

2) ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY THE OFFICE of LAND & PROPERTY INFORMATION (NSW) AND ARE SUBJECT TO FINAL SURVEY

3) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM SSM60868 R.L. 71.935 (A.H.D.) IN OLD SOUTH HEAD ROAD.

4) CONTOUR INTERVAL 0.5m

5) CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION

6) KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE

7) FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN

8) NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE

9) 8/.4/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m

W:\CAD JOBS\28000\28428DT_1.dwg, CutePDF Writer.pc3

LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	ELP
POWER POLE	PP
STREET SIGN	SIGN
GRATED INLET PIT	GIP
KERB INLET PIT	KIP
SEWER INSPECTION POINT	SIP
HYDRANT	HYD
WATER METER	WM
WATER VALVE	WV
GAS VALVE	GAS
VEHICLE CROSSING	VC
PRAM CROSSING	PC
GAS	G
TELSTRA	T
ELECTRICITY (OVERHEAD)	P
ELECTRICITY (U'GROUND)	E
WATER (SYDNEY WATER)	W
STORMWATER	SW
SEWER (SYDNEY WATER)	S

THIS IS THE PLAN REFERRED TO IN MY LETTER
DATED: 4-1-05

Registered Surveyor NSW

DATE OF SURVEY: 4-1-05
DATUM: A.H.D
SITE AREA: 1.203ha

LOCKLEY LAND TITLE SOLUTIONS
Registered Surveyors NSW
19 Massey Street Gladesville NSW 2111
PO BOX 400 Gladesville NSW 1675
ph:(02) 9879 6077
fax:(02) 9879 7143

AMENDMENT: PHOTO LOCATIONS ADDED 27-11-07 REF: 30782

AMENDMENT: ADJ ELEVATIONS & EXTRA DETAIL ADDED 15/04/07 - REF. 30237

CLIENT: STATE PROPERTY

PLAN OF DETAIL & LEVELS OVER VAUCLUSE HIGH SCHOOL. BEING LOT 1554 D.P820600

LGA: WOOLLAHRA

ORIGINAL PLAN SIZE: A1 1:400
PROJECT No: -
JOB REFERENCE: 28428
SHEET OF 5 SHEETS 1

NOTES

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LEGEND

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TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	ELP
POWER POLE	PP
STREET SIGN	SIGN
GRATED INLET PIT	GIP
KERB INLET PIT	KIP
SEWER INSPECTION POINT	SIP
HYDRANT	HYD
WATER METER	WM
WATER VALVE	WV
GAS VALVE	GAS
VEHICLE CROSSING	VC
PRAM CROSSING	PC
GAS	G
TELSTRA	T
ELECTRICITY (OVERHEAD)	P
ELECTRICITY (U'GROUND)	E
WATER (SYDNEY WATER)	W
STORMWATER	SW
SEWER (SYDNEY WATER)	S

0 10 20 30 40
1: 400

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AMENDMENT: PHOTO LOCATIONS ADDED 27-11-07 REF: 30782

AMENDMENT: ADJ ELEVATIONS & EXTRA DETAIL ADDED 15/04/07 - REF. 30237

CLIENT: NORWENT PTY LTD

PLAN OF DETAIL & LEVELS OVER
VAUCLUSE HIGH SCHOOL,
BEING LOT 1554 D.P820600

LGA: WOOLLAHRA

ORIGINAL PLAN SIZE: A1 1:400
PROJECT No: -
JOB REFERENCE: 28428
SHEET OF 5 SHEETS 1

"ADJOINS SHEET 2"

MGA

ROAD HEAD SOUTH

OLD SOUTH HEAD ROAD

NEW SOUTH HEAD ROAD

LAGUNA STREET

2 STOREY CEMT. REND RESIDENCE No113

1445

NO ACCESS

2 STOREY CEMT. REND RESIDENCE No111

1444

D.P

(GARAGE)

2 STOREY CEMT. REND UNITS No109

S.P 54004

No107 2 STOREY BRICK UNITS

S.P 9317

1441 D.P 752011 2 STOREY BRICK UNITS No105

BRICK SHED

GRASS

BITUMEN BASKETBALL COURT

2 STOREY BRICK BUILDING BLOCK A

DEMOUNTABLE BUILDING

(GARDEN)

CONCRETE

FOOTPATH

KERB

STONE RET WALL

METAL PANEL FENCE ON BRICK RETG WALL

BRICK GARAGE

PALING FENCE

CHAINWIRE FENCE

RETAINING WALL

BRICK BOX METERS

SUB STATION

FLAGPOLE

(40.55 DEED) 40.515 SURVEY

(45.41 DEED) 43.545 SURVEY

SSM60868 ON KERB R.L71.935 (ORIGIN)

PHOTO 1 GROUND RL 71.94

PHOTO 2 GROUND RL 75.58

3 STOREY CEMT. REND UNITS

No.757 3 STOREY BRICK UNITS

3 STOREY BRICK UNITS

No. 751 2 STOREY BRICK UNITS

No. 749 2 STOREY BRICK UNITS

2 STOREY CEMT. REND RESIDENCE No3

2 STOREY CEMT. REND BUILDING No108

1&2 STOREY CEMT. REND RESIDENCE No5

1&2 STOREY CEMT. REND RESIDENCE

0 5 10 15 20

1: 200

AMENDMENT: NEW CLIENT DETAILS ADDED 17-6-11 REF: 34109

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PLAN OF DETAIL & LEVELS OVER VAUCLUSE HIGH SCHOOL, BEING LOT 1554 D.P820600

LGA: WOOLLAHRA

ORIGINAL PLAN SIZE: A1 1:200

PROJECT No: -

JOB REFERENCE: 28428

SHEET 2 OF 5 SHEETS

"ADJOINS SHEET 3"

"ADJOINS SHEET 1"

ROAD HEAD SOUTH

NEW SOUTH HEAD ROAD

MGA

2 STOREY BRICK UNITS No119

2 STOREY BRICK UNITS No117

2 STOREY BRICK UNITS No115

2 STOREY CEMT. REND RESIDENCE No113

2 STOREY CEMT. REND RESIDENCE No111

1449 1448 D.P S.P 10375 1446 752011 1445 1444 D.P

NO ACCESS

SINGLE STOREY BRICK BUILDING BLOCK C

2 STOREY BRICK BUILDING (2ND STOREY) BLOCK B

2 STOREY BRICK BUILDING BLOCK A

SINGLE STOREY BRICK BUILDING (CANTEEN)

SINGLE STOREY BUILDING

BITUMEN BASKETBALL COURT

BITUMEN CARPARK

PAVED DRIVEWAY

(PEDESTRIAN CROSSING)

TRAFFIC ISLAND

DEMOUNTABLE BUILDING

OLD SOUTH HEAD ROAD

99.46

50.79

115.955

223'

30'

22'

37'

34'

00'

SSM60868 ON KERB R.L71.935 (ORIGIN)

PHOTO 1 GROUND RL 71.94

PHOTO 2 GROUND RL 75.58

PHOTO 3 GROUND RL 73.23

0 5 10 15 20

1:200

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CLIENT: NORWENT PTY LTD

PLAN OF DETAIL & LEVELS OVER VAUCLUSE HIGH SCHOOL, BEING LOT 1554 D.P820600

LGA: WOOLLAHRA

ORIGINAL PLAN SIZE: A1 1:200

PROJECT No: -

JOB REFERENCE: 28428

SHEET 3 OF 5 SHEETS

MGA

SEE INSERT

INSERT

ROAD HEAD SOUTH

NEW SOUTH HEAD ROAD

OLD SOUTH HEAD ROAD

SOUTH HEAD CEMETERY

1
D.P 514277

1459
752011

No116
1 STOREY
BRICK SEMI
RIDGE 91.68

No114
2 STOREY
BRICK SEMI
RIDGE 93.30
U/S EAVE 87.35
U/S EAVE 90.63

No112
1 & 2 STOREY
BRICK SEMI
DETACHED
No110
RIDGE 92.32
BALCONY
2ND FLR
U/S GUTTER 90.27
LINE
RIDGE 90.35
U/S GUTTER 87.40
U/S GUTTER 87.22

2 STOREY
BRICK UNITS
No131
RIDGE 92.39
PARAPET
U/S EAVE 89.08

2 STOREY
BRICK UNITS
No129
RIDGE 90.60
RIDGE 92.63
RIDGE 91.90
FL 83.30
U/S GUTTER 88.85
U/S GUTTER 88.87
U/S GUTTER 88.88

2 STOREY
BRICK UNITS
No127
RIDGE 90.51
FL 83.01
RIDGE 92.40
U/S GUTTER 89.00
U/S GUTTER 89.01

2 STOREY
BRICK UNITS
No125
RIDGE 91.50
RIDGE 90.83
RIDGE 91.48
FL 82.83
U/S GUTTER 89.30
U/S GUTTER 89.29

2 STOREY
BRICK UNITS
No123
RIDGE 89.10
RIDGE 88.66
RIDGE 90.59
FL 81.83
U/S GUTTER 87.62
U/S GUTTER 87.64
PARAPET 89.10
BALCONY

2 STOREY
BRICK UNITS
No121
RIDGE 90.84
FL 81.20
U/S GUTTER 87.05
RIDGE 88.27
U/S GUTTER 87.04
PARAPET 87.88

3 STOREY
RENO'D BUILDING
No120
No118
PARAPET 93.01
BALCONY 90.69

No116
1 STOREY
BRICK SEMI
RIDGE 91.68

S.P 22260
S.P 12530
S.P 33711
S.P 31766

BRICK GARAGE
RIDGE 86.99
U/S GUTTER 85.70
RIDGE 86.91
U/S GUTTER 85.57
U/S GUTTER 85.04

DEMOUNTABLE BUILDING
ROOF TOP 86.39
83.47 FL

BRICK BUILDING (BALCONY ABOVE)
SINGLE STOREY BUILDING
2 STOREY BRICK BUILDING BLOCK D
RIDGE 89.90
U/S GUTTER 89.32

PALING
FENCE
POST & WIRE MESH FCE
POST & WIRE MESH FENCE
POST & WIRE FENCE
WIRE MESH FENCE
BRICK WALL
STEPS
KERB
CONCRETE
BITUMEN
GRASS
(GRASS)
(GARDEN)
(CONCRETE)
GARDEN BED
CRICKET NET
EDGE OF
TOP OF BANK
TENNIS COURT
PINE TREES 8H
METAL AWNING
SIGN
FOOTPATH
25' FOOTPATH
36' KERB & GUTTER
38' KERB & GUTTER
30" KERB & GUTTER
12" KERB & GUTTER
57' KERB & GUTTER
68.32
21.905
319°08'
49.08
239°12'
34.255 SURVEY (33.4 DEED)

PHOTO 3
GROUND RL
82.71

SSM42774
IN GUTTER
R.L80.14

HYD
PP
ELP
TEL
PIT
FL

"ADJOINS SHEET 2"

0 5 10 15 20
1: 200

AMENDMENT: NEW CLIENT DETAILS ADDED 17-6-11 REF: 34109

AMENDMENT: ADJ ELEVATIONS & EXTRA DETAIL ADDED 15/04/07 - REF. 30237

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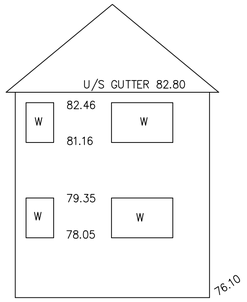
LOCKLEY LAND TITLE SOLUTIONS
Registered Surveyors NSW
19 Massey Street
Gladesville NSW 2111
PO BOX 400
Gladesville NSW 1675
ph:(02) 9879 6077
fax:(02) 9879 7143

CLIENT: NORWENT PTY LTD

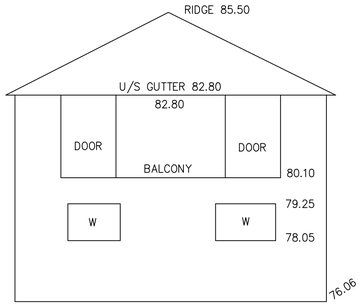
PLAN OF DETAIL & LEVELS OVER
VAUCLUSE HIGH SCHOOL,
BEING LOT 1554 D.P820600

LGA: WOOLLAHRA

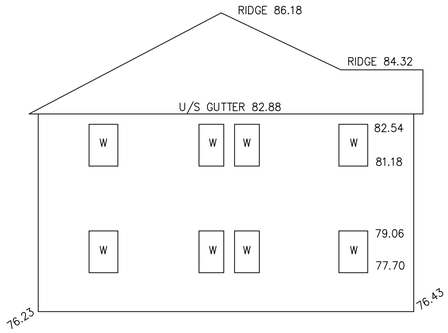
ORIGINAL PLAN SIZE: A1 1:200
PROJECT No: -
JOB REFERENCE: 28428
SHEET OF 5 SHEETS 4



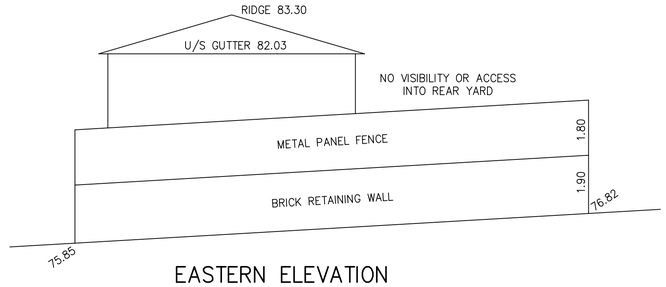
EASTERN ELEVATION
No.105 NEW SOUTH HEAD ROAD



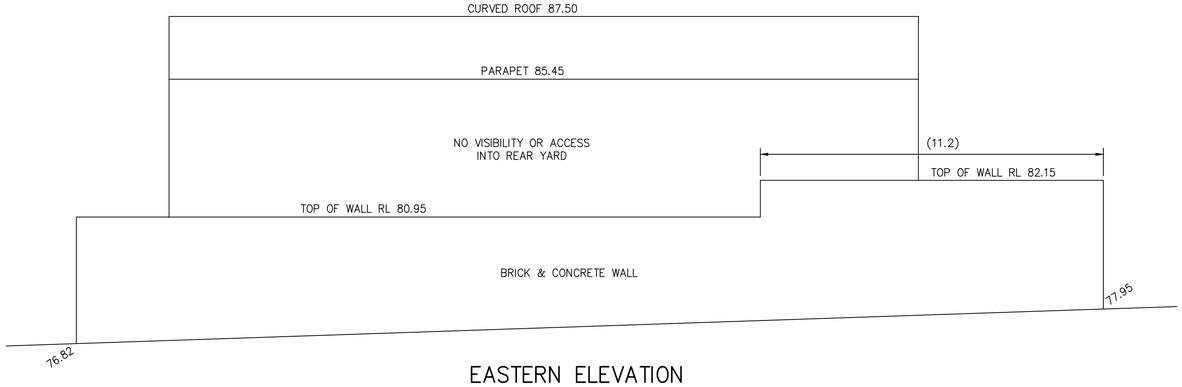
EASTERN ELEVATION
No.107 NEW SOUTH HEAD ROAD



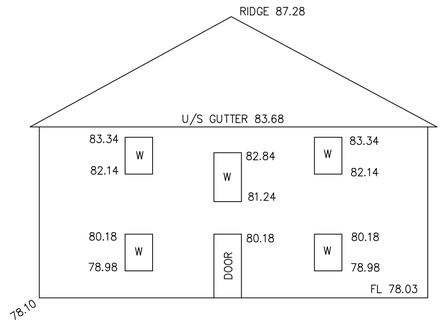
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No.109 NEW SOUTH HEAD ROAD



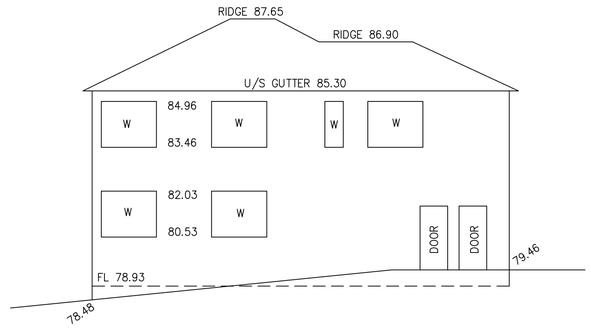
EASTERN ELEVATION
No.111 NEW SOUTH HEAD ROAD



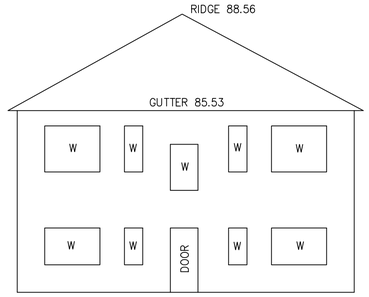
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No.113 NEW SOUTH HEAD ROAD



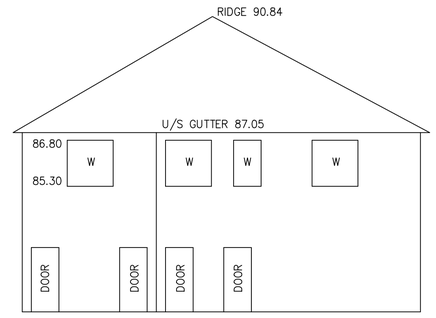
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No.115 NEW SOUTH HEAD ROAD



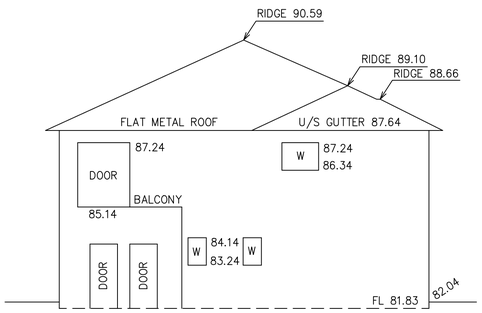
EASTERN ELEVATION
No.117 NEW SOUTH HEAD ROAD



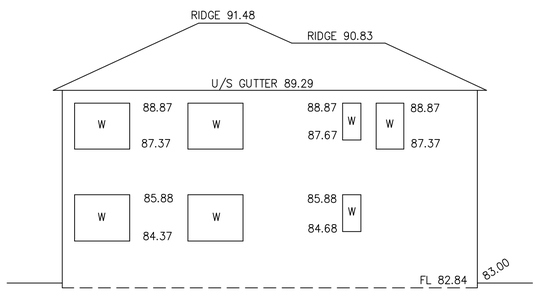
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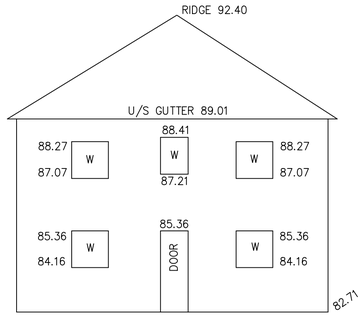
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No.121 NEW SOUTH HEAD ROAD



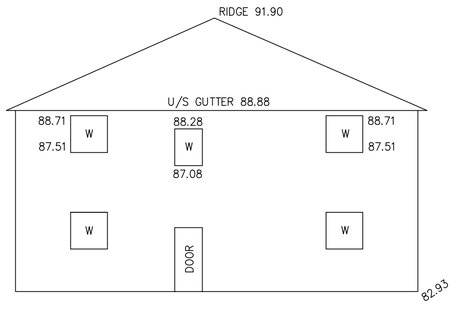
EASTERN ELEVATION
No.123 NEW SOUTH HEAD ROAD



EASTERN ELEVATION
No.125 NEW SOUTH HEAD ROAD



EASTERN ELEVATION
No.127 NEW SOUTH HEAD ROAD



EASTERN ELEVATION
No.129 NEW SOUTH HEAD ROAD

NOTE:
FLOOR LEVELS TAKEN FROM
FRONT OF PROPERTY



AMENDMENT: NEW CLIENT DETAILS ADDED 17-6-11 REF: 34109

AMENDMENT: ADJ ELEVATIONS & EXTRA DETAIL ADDED 11/04/07 - REF. 30237

THIS IS THE PLAN REFERRED TO IN MY LETTER
DATED: 4-1-05

Registered Surveyor NSW

DATE OF SURVEY: 4-1-05

DATUM: A.H.D

SITE AREA: 1.203ha

LOCKLEY LAND TITLE SOLUTIONS
Registered Surveyors NSW
19 Massey Street
Gladesville NSW 2111
PO BOX 400
Gladesville NSW 1675
ph:(02) 9879 4077
fax:(02) 9879 7143

CLIENT: NORWENT PTY LTD

PLAN OF DETAIL & LEVELS OVER
VAUCLUSE HIGH SCHOOL,
BEING LOT 1554 D.P820600

LGA: WOOLLAHRA

ORIGINAL PLAN SIZE: A1 1:200

PROJECT No: -

JOB REFERENCE: 28428

SHEET OF 5 SHEETS 5

marchesepartners

markmoran at vaucluse Seniors Housing Development

Architectural Design Statement

INTRODUCTION

The principals of markmoran; Mark and Barbara Moran provided Marchese Partners with a very concise design brief for this project as follows;

"To create a world class Seniors Housing development, that will set a new benchmark in the design and operations for both residential aged care and serviced self-care housing; with the presentation of a luxury resort and a living environment that affords the highest level of amenity for its residents, their families, visitors, staff and the greater community."

Marchese Partners has designed this "world class" Seniors Housing Development at 2 Laguna Street Vaucluse, NSW Australia.

In our opinion, markmoran at Vaucluse delivers a "new paradigm" in Seniors Housing Development, through the incorporation of innovative design solutions, combined with the latest in residential aged care services to be delivered by the leading Aged Care Operator; markmoran Group.

DESIGN STATEMENT

The site of the proposal is approximately 1.2 hectares in size. The existing improvements on the site are the buildings which comprise the former Vaucluse High School. This site and adjoining cemetery have always had their own distinct contextual characters, reflecting their dramatically large scale and their specialized land-uses when compared to the smaller residential sites which otherwise proliferate the area.

Accordingly, this proposal is designed to sit proudly and prominently in its surroundings, with the dynamic yet sculpted forms responding to this large site and its landmark location.

The buildings are intentionally contemporary. They are designed to contrast to the residential genre of the area. They are also designed to be read as "different" to the atypical "Residential Care Facility" aesthetic that predicates the norm. Whilst the facades are striking and modern, the simple crisp façade elements set a up a layered and logical form that allows it to be read in the "round".

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Steve Zappia b.arch (hons) RAIA (6535)
Jon Voller b.arch
Stewart Dean b.arch - Brisbane
Pav Dunski ba app sc/ba arch (hons) - Canberra
David Avila RA - San Francisco

Senior Associate Partners
Ralph Steller b.arch (hons) (5932)

Senior Associates
Paolo Salotto b.arch
Daniel Mulcahy
MJ Neal FAIA

Associates
Peter McMillan
Blair Keenan

The development comprises 3 buildings set within publicly and privately accessible soft landscaped zones and nestled around a publicly accessible internal plaza.

The 3 buildings have been sited and designed to minimize views loss, avoid privacy impacts and limit overshadowing to residential properties adjoining the site to the North East, North West, South West and South.

Our philosophy for Aged Care design debunks the myth that the Aged desire isolation. Our proposal instead centers around community engagement. By allowing the community to enter deep into the site via large publicly accessible hard and soft landscaped spaces the design creates engagement and connectivity for the proposed residents with the greater community.

This publicly accessible plaza and gardens encourage the greater community to enter and investigate, to meander and examine the facility, providing an environment that is interactive, vibrant, friendly and interesting for the residents, friends and visitors of markmoran at Vaucluse.

The publicly accessible plaza space opens to Laguna Street and leads directly to the Central Atrium which acts as the “nerve centre” of the village. This dramatic 5 storey space will provide a focal point for activities and events and forms the formal entrance to the Village, addressing both Old South Head Road and the plaza space at the rear and connecting as a hub to the various wings within the main building.

Keeping with the philosophy of “breaking away” from traditional Aged Care facilities which invariably contain hospital like corridors, the care wings within the main building are set up to create majestic light filled volumes and voids that connect and flow into the common areas that divide the typical suites. These light drenched corridor environs of interest and beauty become havens for the residents places to watch and to chat with friends and or family…or just to rest.

The design of the main building sets up groups of communities of residents that allows them to be efficiently monitored and cared for. Residents will enjoy enhanced interaction and engagement in communal living and dining areas that will enjoy views, natural light and amenities similar to those enjoyed in 5 star hotels.

The markmoran Care model relies on offering services which far exceed traditional Aged Care models, including 25 metre swimming pools, cinemas, physiotherapy centres and beauty salons etc. This means that the service areas are quite extensive and consume large areas of floor space. These areas have been located wherever possible to below ground areas to ensure that the bulk of the buildings have been kept to a minimum. Notwithstanding their location, a number of below ground facilities are still afforded natural light through the use of sky lights and light shafts. All critical service areas are efficiently connected through the basement to the residents via a series of lift shafts and service corridors.

The second building on the site, in the Western most corner addressing Laguna Street is referred to as the “shard” building due to its “fragment like plan form” and contains the serviced self-care dwellings. Residents of this building have the opportunity to live independently of the facilities of the broader development or take advantage of the various personal care and nursing care offerings available should they either need or desire such services.

The third building contains the resident’s dining facility for the development; in particular for those residents whose mobility allows them to enjoy the experience of “leaving” their care wings or their dwellings to dine in a restaurant like environment should they desire, or to enjoy the special occasion of eating a meal with family or friends.

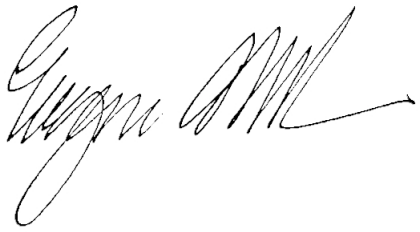
The site is afforded spectacular views and they are embraced and presented throughout the project to all residents in their living spaces or in communal lounges.

Half of the roof of the main building is landscaped with a focus on leisure, recreational and rehabilitative activities, creating an active outdoor zone with spectacular harbor views.

The buildings are wrapped in a contemporary glazed “skin” which is simple, elegant and sophisticated. The use of the punctuating framed window elements to the southern façade is used to create a sophisticated rhythmic aesthetic.

The buildings are designed to incorporate the latest in environmental design principles and to ensure a low operational cost whilst at the same time creating a healthy and inspired living space for occupants and the people who work and visit the development.

Yours Sincerely



Eugene Marchese
Chairman

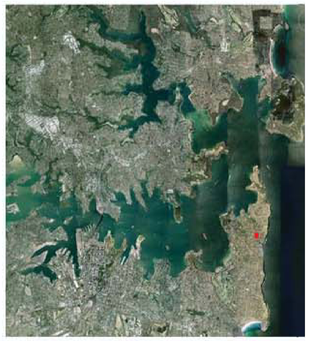


MarkMoran at Vaucluse
Seniors Housing Development
2 Laguna Street, Vaucluse

Dwg. No.	Drawing Title	Scale	Issue
	Survey Plan	NTS	-
A 00.01	The Site	NTS	SCC
A 00.02	Existing Condition and Site Analysis	1:500@A1	SCC
A 00.03	Concept	1:500@A1	SCC
A 00.04	Site Plan	1:500@A1	SCC
A 00.05	Comparison Diagrams	NTS	SCC
A 00.06	Photomontage 1	NTS	SCC
A 00.07	Photomontage 2	NTS	SCC
A 00.08	Photomontage 3	NTS	SCC
A 01.01	Basement Floor Plan	1:250 @ A1	SCC
A 01.02	Lower Ground Floor Plan	1:250 @ A1	SCC
A 01.03	Ground Floor Plan	1:250 @ A1	SCC
A 01.04	Level 1 Floor Plan	1:250 @ A1	SCC
A 01.05	Level 2 Floor Plan	1:250 @ A1	SCC
A 01.06	Level 3 Floor Plan	1:250 @ A1	SCC
A 01.07	Level 4 Floor Plan	1:250 @ A1	SCC
A 01.08	Roof Level Floor Plan	1:250 @ A1	SCC
A 02.01	Elevations	1:250 @ A1	SCC
A 03.01	Sections AA, BB & CC	1:250 @ A1	SCC
A 03.02	Sections DD, EE & FF	1:250 @ A1	SCC
A 04.01	Shadow Diagram	NTS	SCC
A 04.02	Shadow Diagram	NTS	SCC
A 04.03	Shadow Diagram	NTS	SCC
A 06.01	Finishes Board	NTS	SCC
A 07.01	Gross Floor Area	NTS	SCC

Site Compatibilty Certificate Application
June 2012





THE SITE

The site is located at 2 Laguna Street in the eastern Sydney suburb of Vaucluse.

The site is an irregular shaped parcel of land, with a total area of 12,030m2

It has its long frontage to Old South Head Road. To the east on the opposite side of Old South Head Road is the Waverley Local Government Area with the most immediate and imposing land use, the South Head General Cemetery. However, further to the north-east and south-east is a mixture of medium density residential flat buildings and residential dwellings. Within close proximity to the west is the Vaucluse village which includes a mixture of retail and commercial premises.

The site enjoys spectacular views of the coastline and Pacific Ocean from the north , east and to the south.

The diversity of built form and the eclectic architectural styles provide a variable character in context with the development on the subject site.

The site was previously used as the Vaucluse Public School. The existing school building are undistinguished and have provided this site with a unique character in the streetscape.

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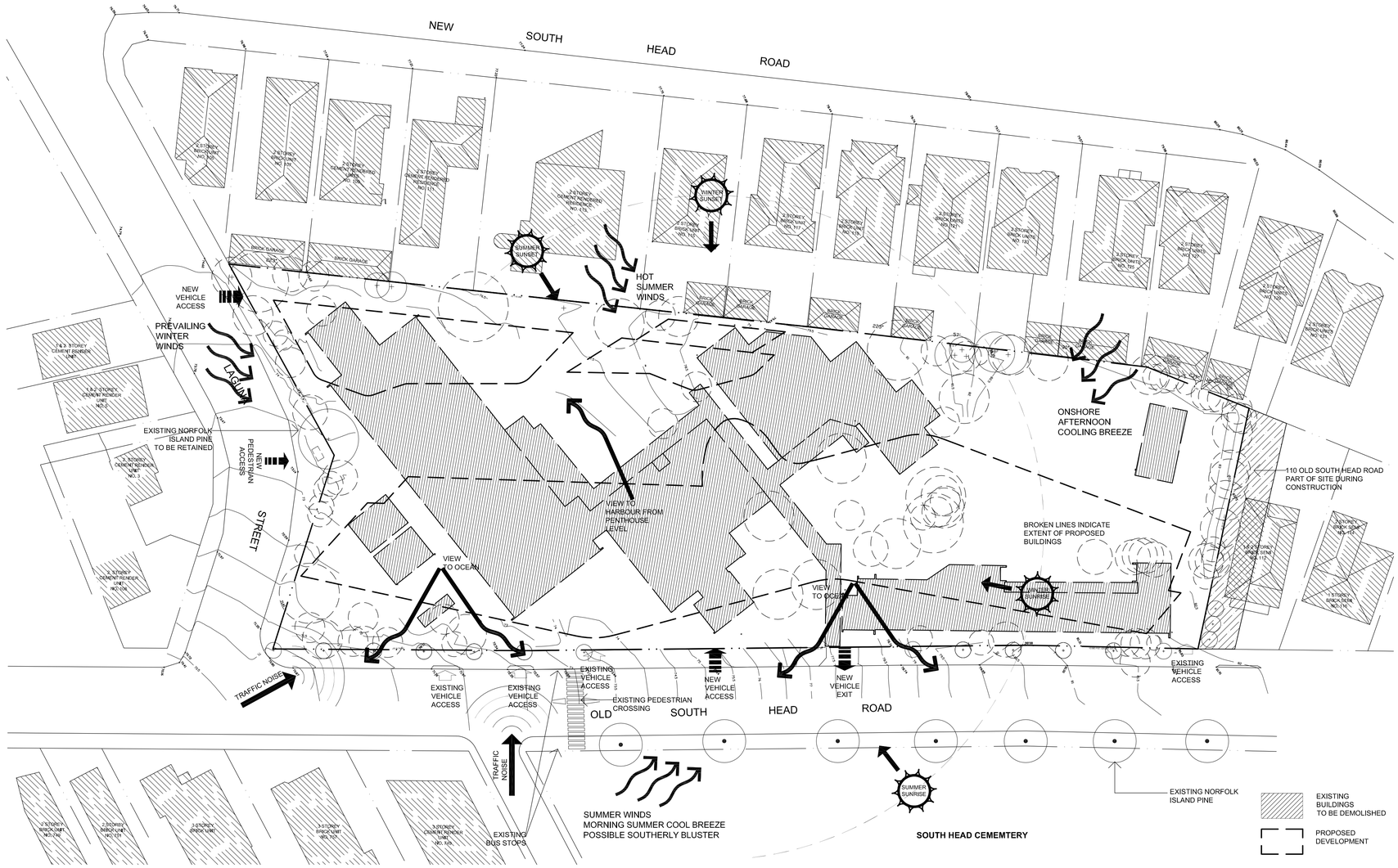
CLIENT
NORWENT 3 PTY LTD

PROJECT
MARKMORAN AT VAUCLUSE
SENIORS HOUSING DEVELOPMENT
2 LAGUNA STREET, VAUCLUSE

DRAWING TITLE
THE SITE

SCALE	DATE	DRAWN	CHECKED
NTS	30/04/2012	CC	SZ

JOB	DRAWING	REVISION
11032	A 00.01	SCC



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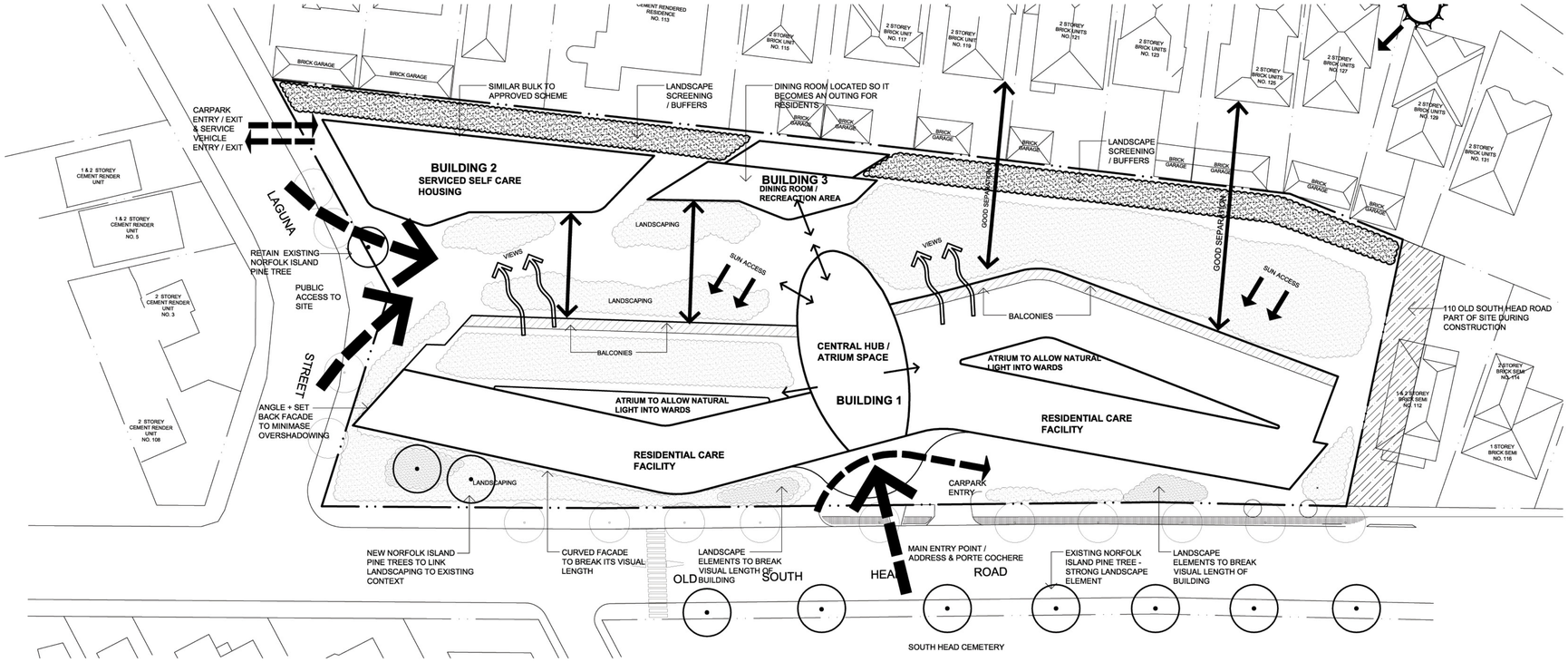
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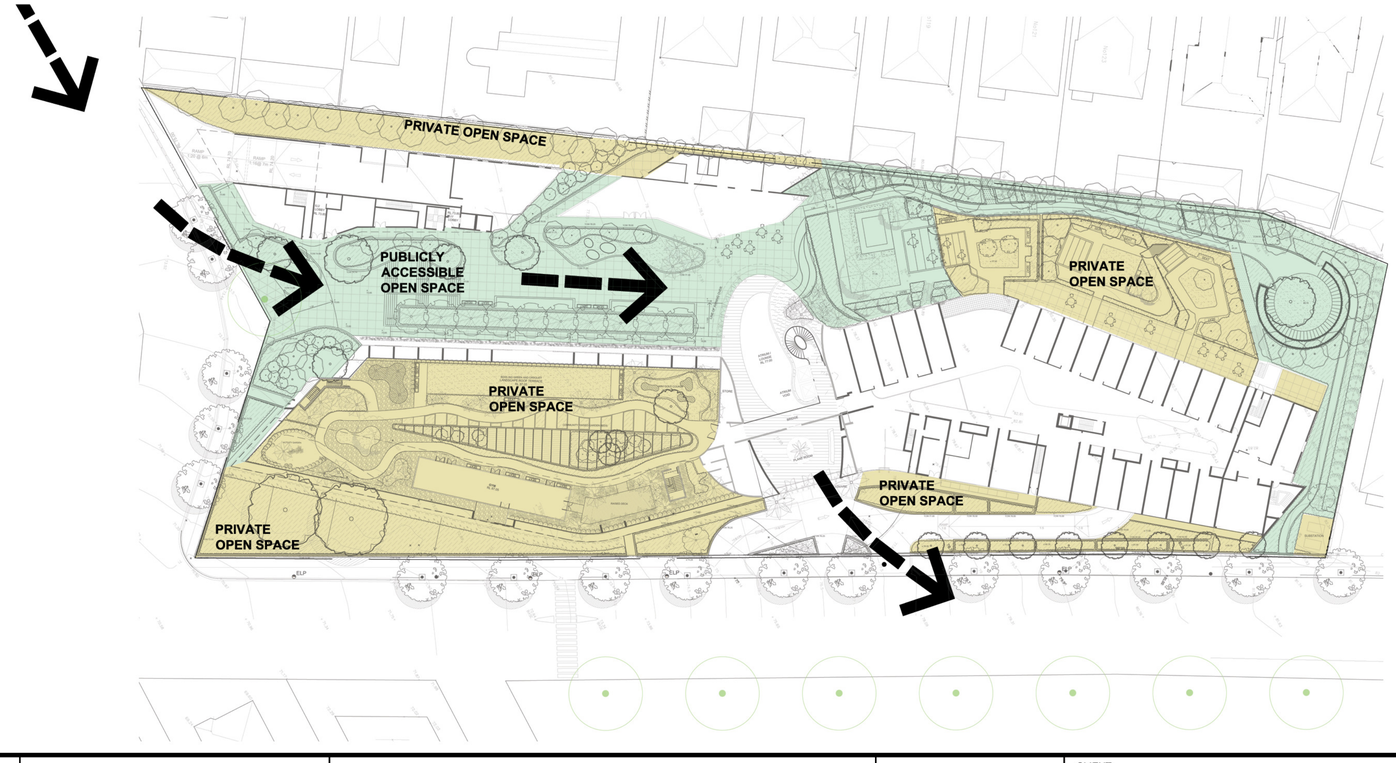
PROJECT
MARKMORAN AT VAUCLUSE
SENIORS HOUSING DEVELOPMENT
2 LAGUNA STREET, VAUCLUSE

DRAWING TITLE
EXISTING CONDITIONS AND SITE ANALYSIS

SCALE	DATE	DRAWN	CHECKED
1:500@A1	30/04/2012	CC	SZ

JOB	DRAWING	REVISION
11032	A 00.02	SCC





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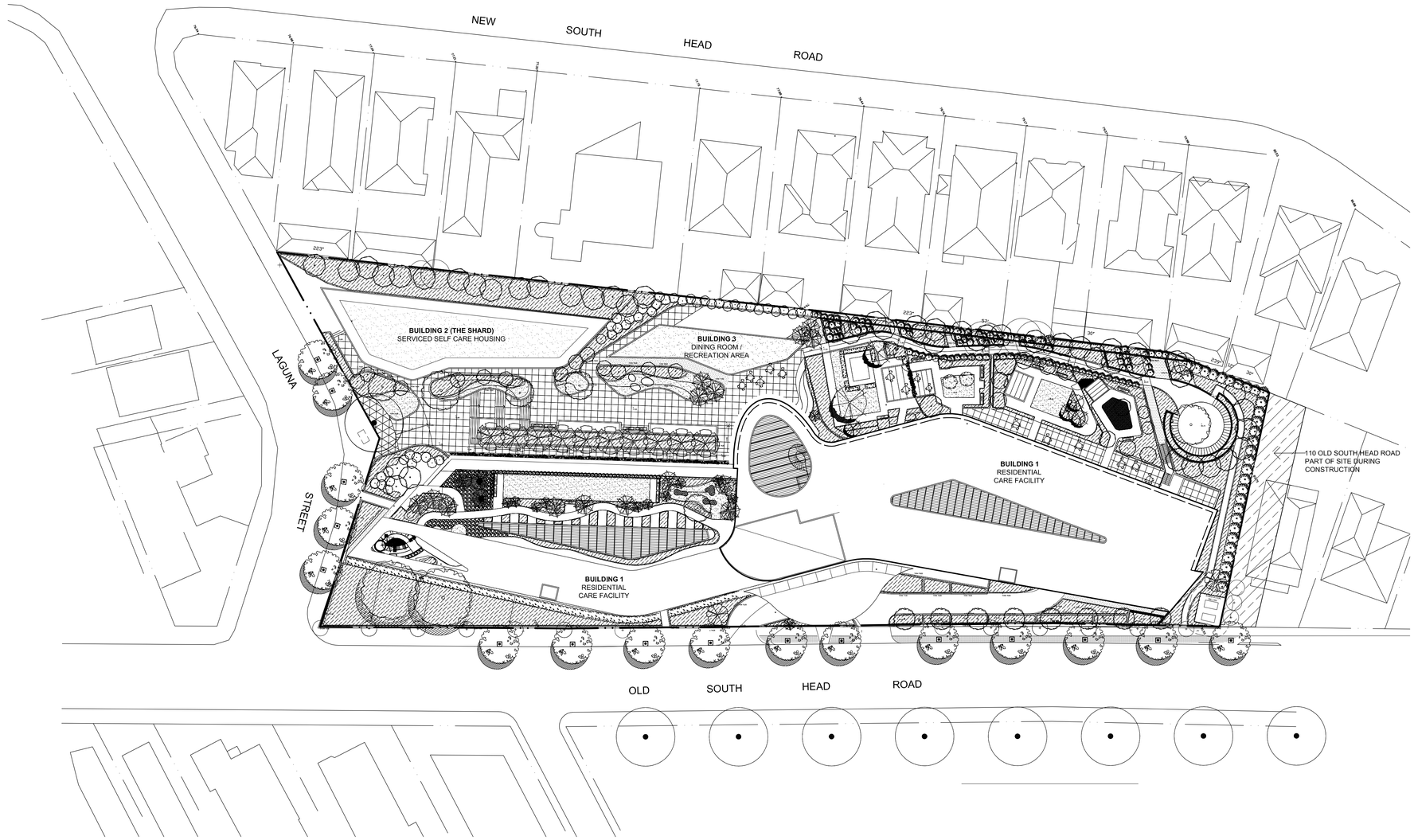
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PROJECT
MARKMORAN AT VAUCLUSE
SENIORS HOUSING DEVELOPMENT
2 LAGUNA STREET, VAUCLUSE

DRAWING TITLE
CONCEPT / OPEN SPACE SPACE PLAN

SCALE	DATE	DRAWN	CHECKED
1:500 @ A1	30/04/2012	IP	SZ

JOB	DRAWING	REVISION
11032	A 00.03	SCC



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DRAWING TITLE
SITE PLAN

PROJECT
MARKMORAN AT VAUCLUSE
SENIORS HOUSING DEVELOPMENT
2 LAGUNA STREET, VAUCLUSE

SCALE	DATE	DRAWN	CHECKED
1:500 @ A1	30/04/2012	CC	SZ

JOB	DRAWING	REVISION
11032	A 00.04	SCC



LEGENDS:

Approved Building Outline
(DA 813 / 2007 / 2)

Proposed Building

PROPOSED BUILDING FOOTPRINT AND EXISTING DA APPROVED FOOT PRINT COMPARISON

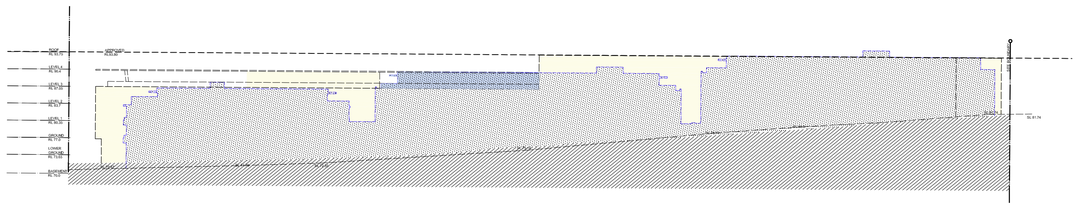


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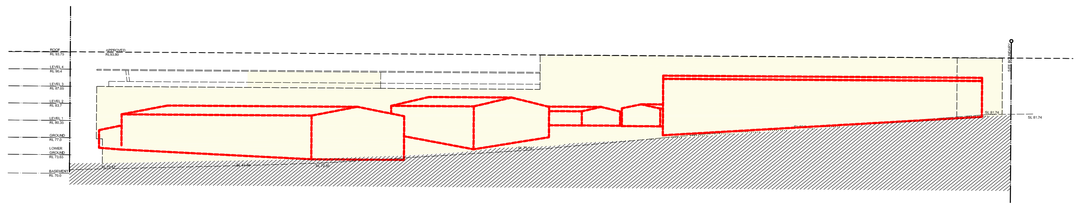
Existing Building Outline

Proposed Building

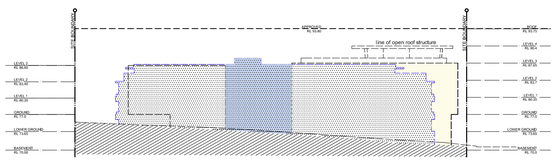
PROPOSED BUILDING FOOTPRINT AND EXISTING SCHOOL BUILDING FOOT PRINT COMPARISON



Old South Head Road Elevation



Old South Head Road Elevation



Laguna Street Elevation

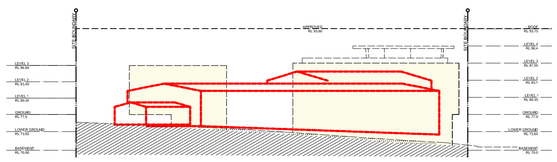
LEGENDS:

Additional Built Form

Deleted Built Form

Additional Building Outline

PROPOSED BUILDING ELEVATIONS AND EXISTING APPROVED ELEVATIONS COMPARISON



Laguna Street Elevation

LEGENDS:

Existing Built Form

Proposed Building Outline

PROPOSED BUILDING ELEVATIONS AND EXISTING SCHOOL BUILDING ELEVATIONS COMPARISON

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DRAWING TITLE
COMPARISON DIAGRAMS

PROJECT
MARKMORAN AT VAUCLUSE
SENIORS HOUSING DEVELOPMENT
2 LAGUNA STREET, VAUCLUSE

SCALE	DATE	DRAWN	CHECKED
NTS	19/03/2012	CC & RK	XX

JOB	DRAWING	REVISION
11032	A 00.05	SCC



LAGUNA STREET

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DRAWING TITLE
PHOTOMONTAGE 1

PROJECT
MARKMORAN AT VAUCLUSE
SENIORS HOUSING DEVELOPMENT
2 LAGUNA STREET, VAUCLUSE

SCALE	DATE	DRAWN	CHECKED
NTS	30/04/2012	XX	SZ

JOB	DRAWING	REVISION
11032	A 00.06	SCC



OLD SOUTH HEAD ROAD

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PROJECT
MARKMORAN AT VAUCLUSE
SENIORS HOUSING DEVELOPMENT
2 LAGUNA STREET, VAUCLUSE

DRAWING TITLE
PHOTOMONTAGE 2

SCALE	DATE	DRAWN	CHECKED
NTS	30/04/2012	XX	SZ

JOB	DRAWING	REVISION
11032	A 00.07	SCC



CORNER OF LAGUNE STREET & OLD SOUTH HEAD ROAD

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PROJECT
MARKMORAN AT VAUCLUSE
SENIORS HOUSING DEVELOPMENT
2 LAGUNA STREET, VAUCLUSE

DRAWING TITLE
PHOTOMONTAGE 3

SCALE	DATE	DRAWN	CHECKED
NTS	30/04/2012	XX	SZ

JOB	DRAWING	REVISION
11032	A 00.08	SCC

RAMP 1:16@ 7m
RAMP 1:6.5 @ 22m
RAMP 1:20@ 11.4m
RAMP
RL 74.20
RL 70.87
RL 70.30
RL 70.00
RL 70.87
ROLLER SHUTTER
GARBAGE ROOM
LOBBY
15416
14806
5600
1800 RAIN WATER TANK
MEDIUM RIGID VEHICLE
MEDIUM RIGID VEHICLE
LOADING DOCK
ROLLER SHUTTER
HOLDING ROOM 28SQM
FREEZER ROOM 105QM
COLD ROOM 17SQM
COOL ROOM 14SQM
KITCHEN 167SQM
SKYLIGHT OVER
SKYLIGHT OVER
STAFF ROOM 42SQM
FEMALE BATHROOM 55QM
FEMALE BATHROOM 125QM
DISABLED WC 65QM
STORAGE 45QM
MALE LOCKERS 245QM
FEMALE LOCKERS 135QM
LOBBY 205QM
CHEM 12SQM
CLEANERS ROOM 215QM
OXYGEN 145QM
ARCHIVE 56SQM
STORAGE 615QM
GARBAGE ROOM 170SQM
MAINTENANCE 71SQM
DRY STORE 42SQM
COOKS OFFICE 22SQM
PLANT ROOM 26SQM
GARBAGE CHUTE
HOT WATER PLANT ROOM 7.3SQM
PLANT ROOM 205.5QM
LAUNDRY 123 SQM
BALANCE TANK
POOL FENCE ABV TANK & CHECK HEIGHTS FROM ARB
SUBPOOL AREA
POOL PLANT
CARWASH BAY
LIFT
EXIT
30.48
14.478
7.635
STREET
OLD SOUTH HEAD ROAD

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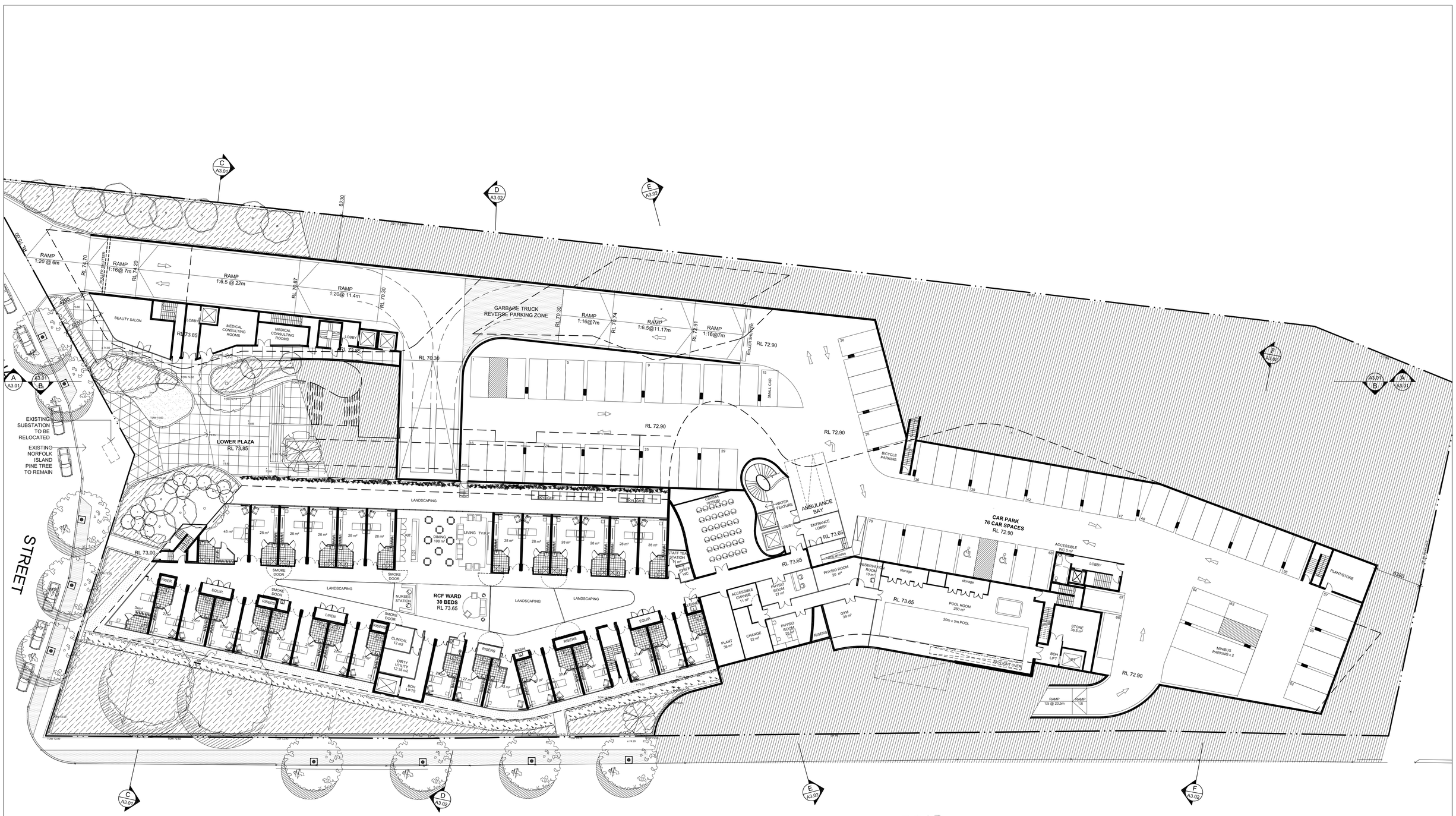
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PROJECT
MARKMORAN AT VAUCLUSE
SENIORS HOUSING DEVELOPMENT
2 LAGUNA STREET, VAUCLUSE

DRAWING TITLE
BASEMENT FLOOR PLAN RL 70.00

SCALE	DATE	DRAWN	CHECKED
1:250 @ A1	30/04/2012	CC & RK	SZ

JOB	DRAWING	REVISION
11032	A 01.01	SCC



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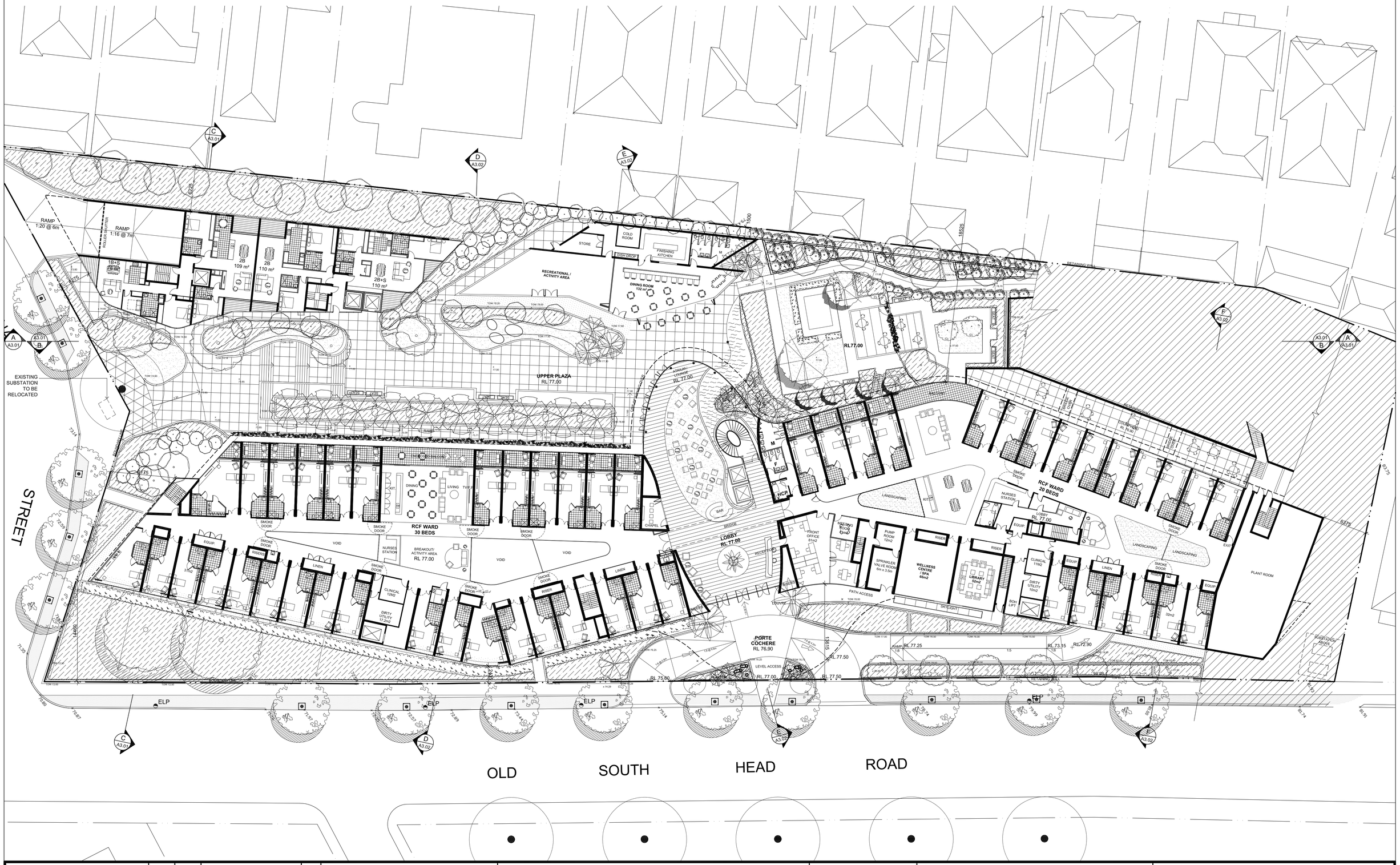
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DRAWING TITLE
LOWER GROUND FLOOR PLAN
RL 73.65

PROJECT
MARKMORAN AT VAUCLUSE
SENIORS HOUSING DEVELOPMENT
2 LAGUNA STREET, VAUCLUSE

SCALE	DATE	DRAWN	CHECKED
1:250 @A1	30/04/2012	CC & RK	SZ

JOB	DRAWING	REVISION
11032	A 01.02	SCC



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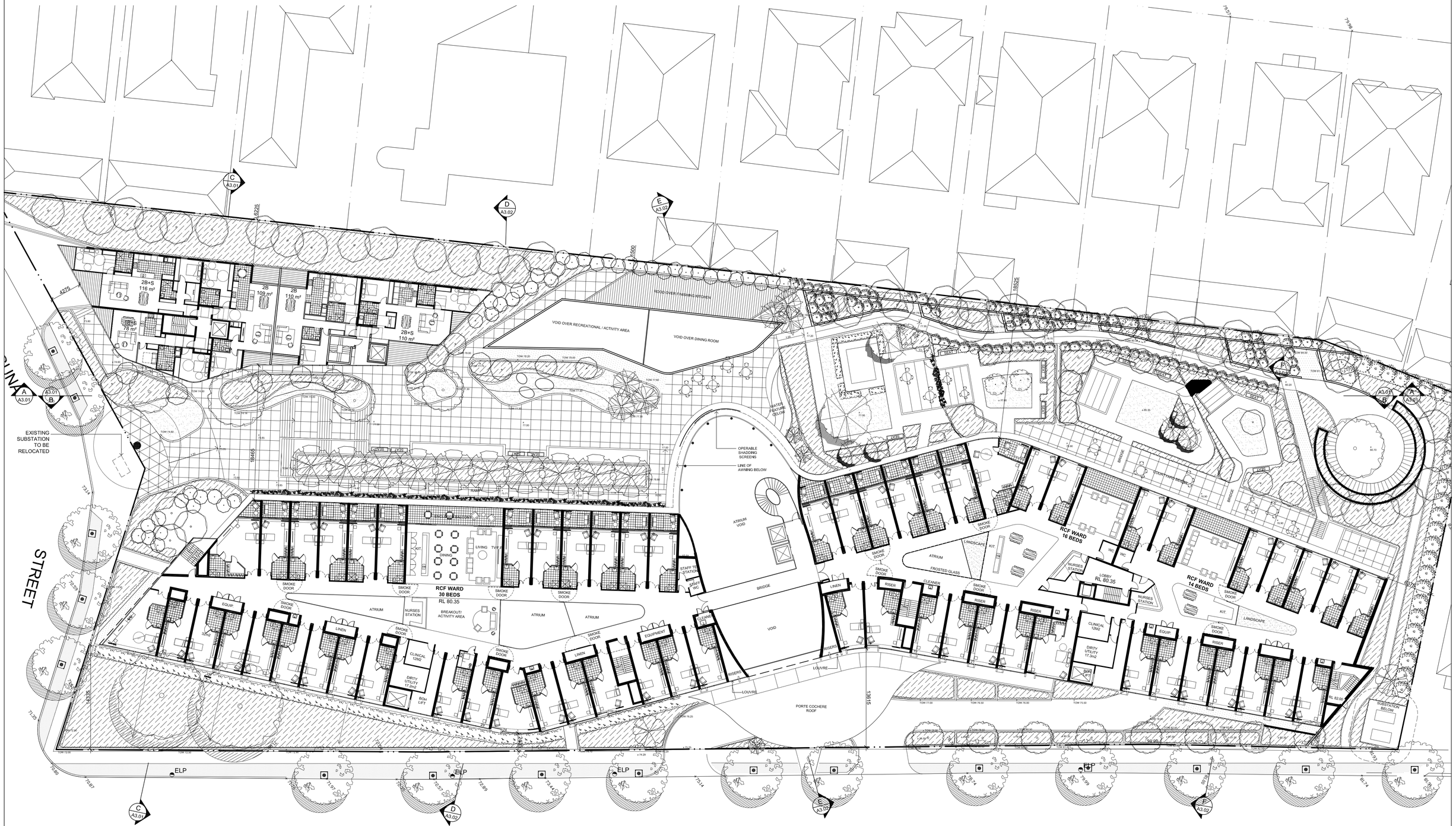
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PROJECT
MARKMORAN AT VAUCLUSE
SENIORS HOUSING DEVELOPMENT
2 LAGUNA STREET, VAUCLUSE

DRAWING TITLE
GROUND FLOOR PLAN RL 77.00

SCALE	DATE	DRAWN	CHECKED
1:250 @ A1	30/04/2012	CC & RK	SZ

JOB	DRAWING	REVISION
11032	A 01.03	SCC



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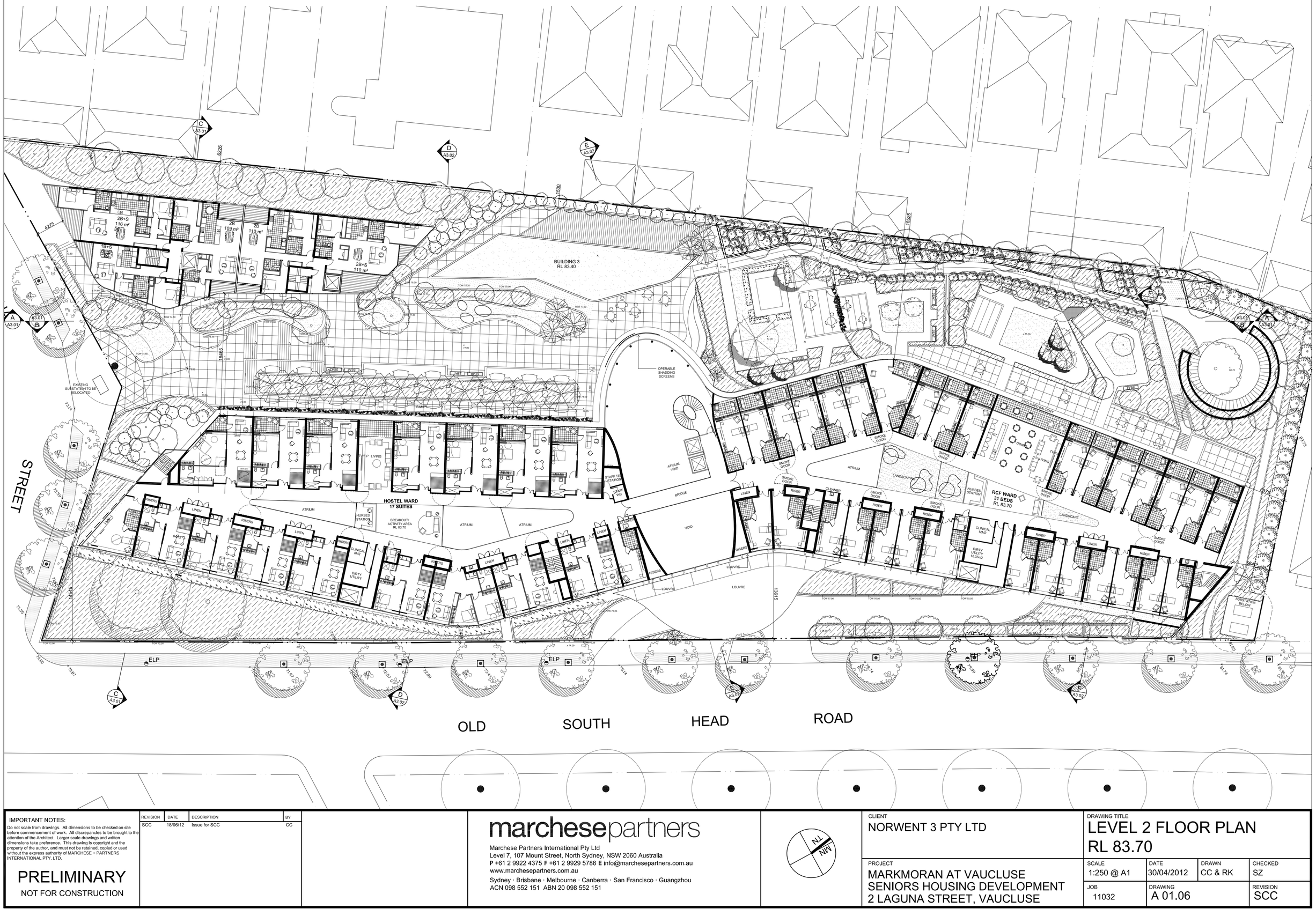
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PROJECT
MARKMORAN AT VAUCLUSE
SENIORS HOUSING DEVELOPMENT
2 LAGUNA STREET, VAUCLUSE

DRAWING TITLE
LEVEL 1 FLOOR PLAN
RL 80.35

SCALE	DATE	DRAWN	CHECKED
1:250 @ A1	30/04/2012	CC & RK	SZ

JOB	DRAWING	REVISION
11032	A 01.04	SCC



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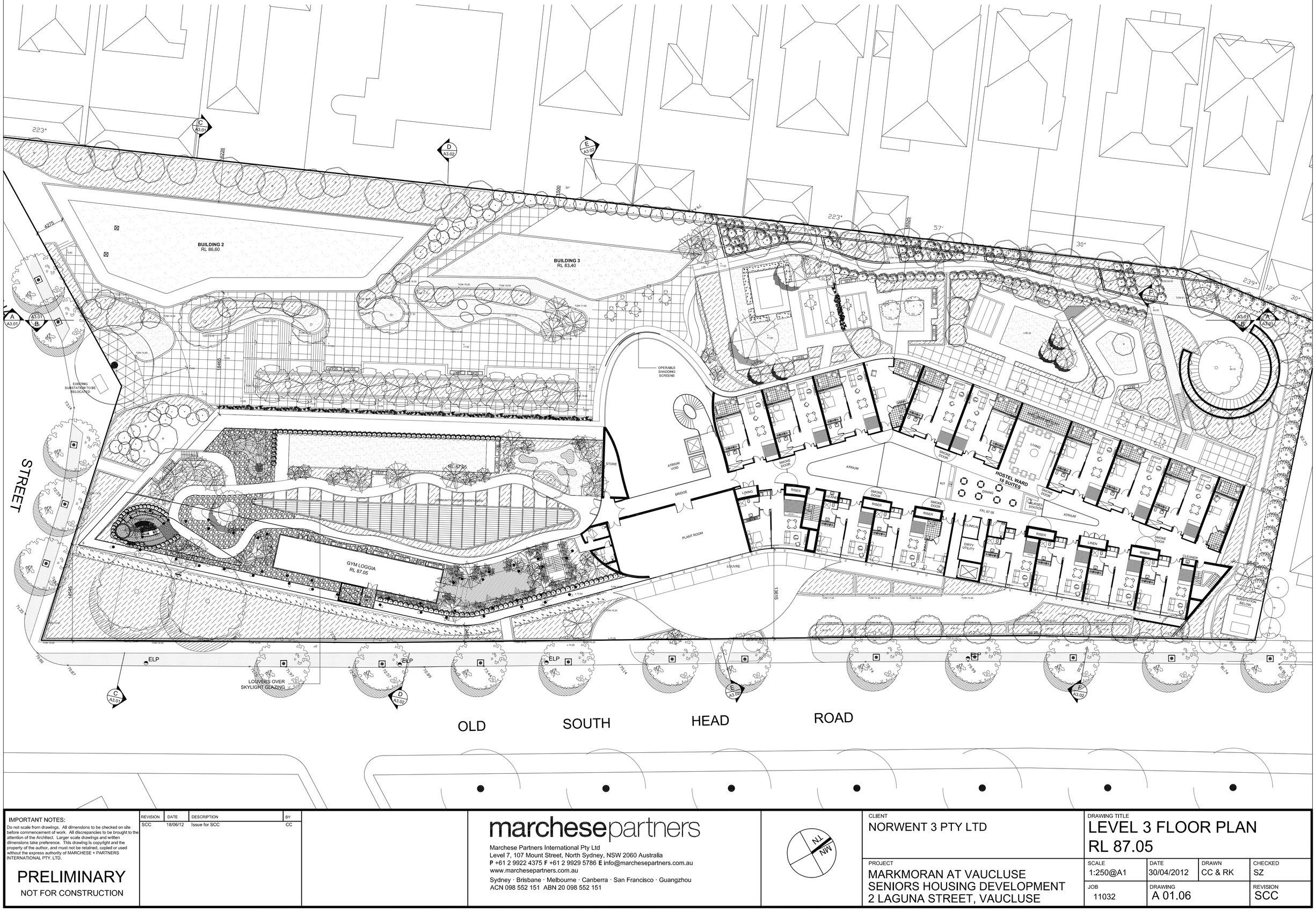
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PROJECT
MARKMORAN AT VAUCLUSE
SENIORS HOUSING DEVELOPMENT
2 LAGUNA STREET, VAUCLUSE

DRAWING TITLE
LEVEL 2 FLOOR PLAN
RL 83.70

SCALE	DATE	DRAWN	CHECKED
1:250 @ A1	30/04/2012	CC & RK	SZ

JOB	DRAWING	REVISION
11032	A 01.06	SCC



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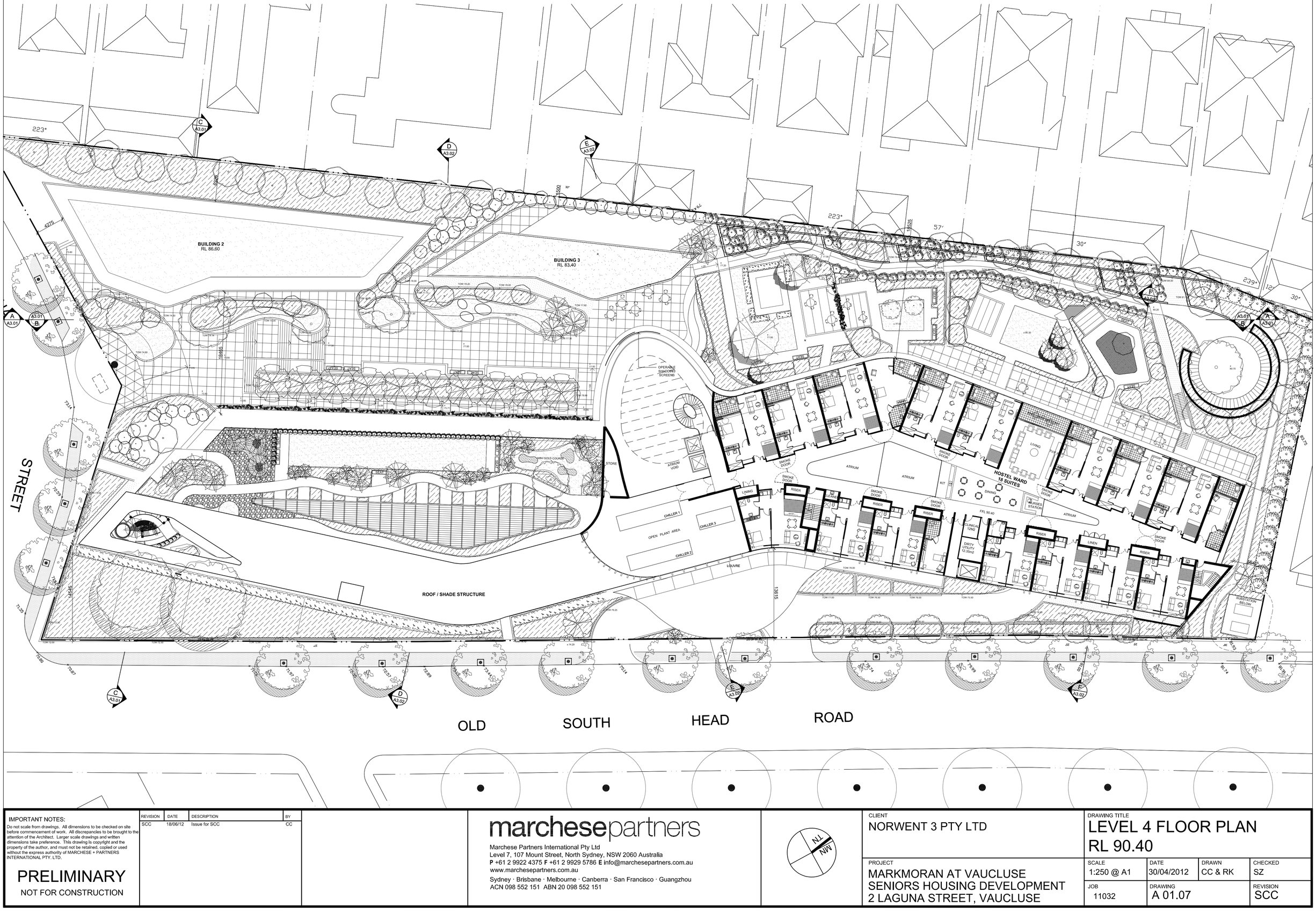
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DRAWING TITLE
LEVEL 3 FLOOR PLAN
RL 87.05

PROJECT
MARKMORAN AT VAUCLUSE
SENIORS HOUSING DEVELOPMENT
2 LAGUNA STREET, VAUCLUSE

SCALE	DATE	DRAWN	CHECKED
1:250@A1	30/04/2012	CC & RK	SZ

JOB	DRAWING	REVISION
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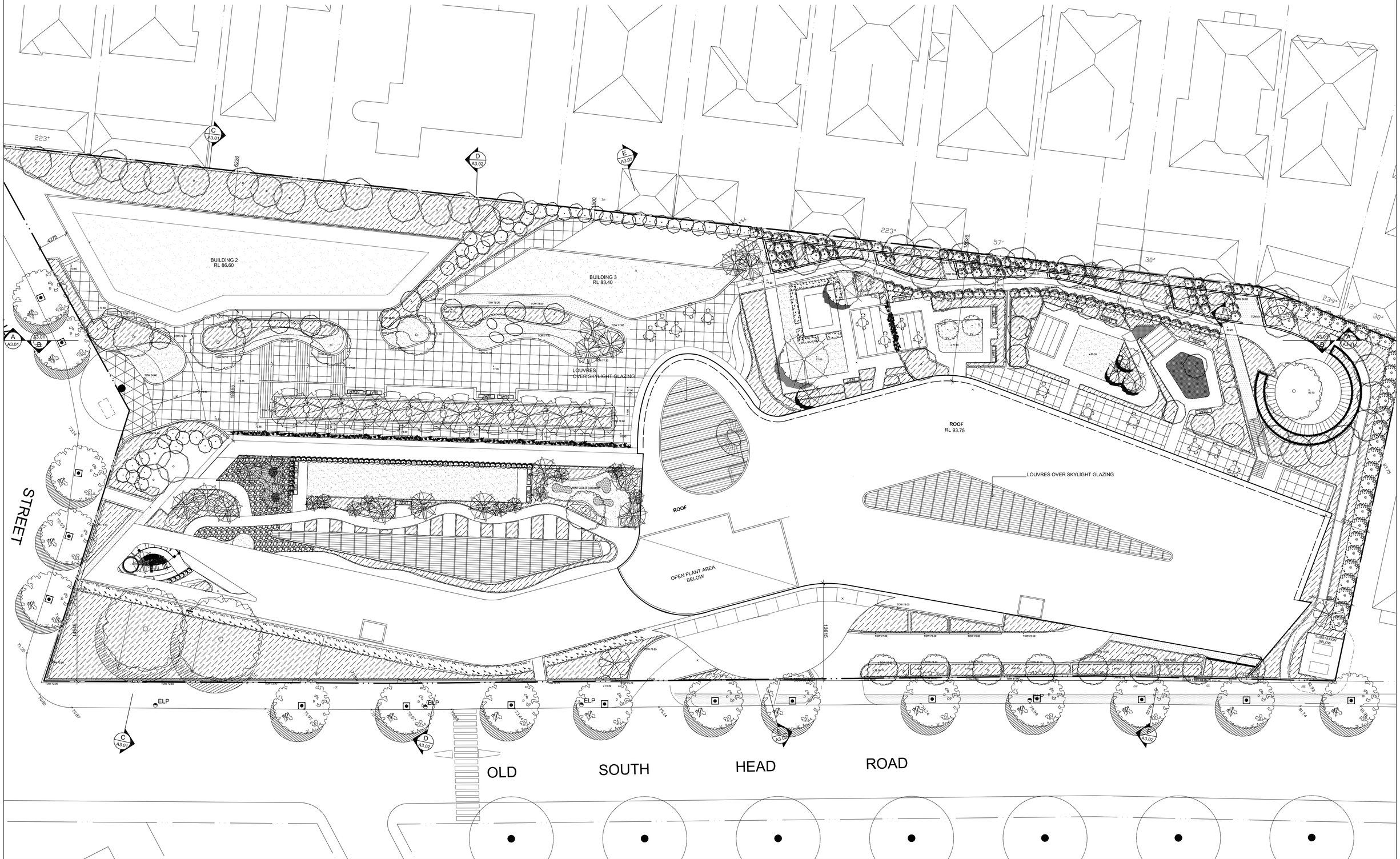
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PROJECT
MARKMORAN AT VAUCLUSE
SENIORS HOUSING DEVELOPMENT
2 LAGUNA STREET, VAUCLUSE

DRAWING TITLE
LEVEL 4 FLOOR PLAN
RL 90.40

SCALE	DATE	DRAWN	CHECKED
1:250 @ A1	30/04/2012	CC & RK	SZ

JOB	DRAWING	REVISION
11032	A 01.07	SCC



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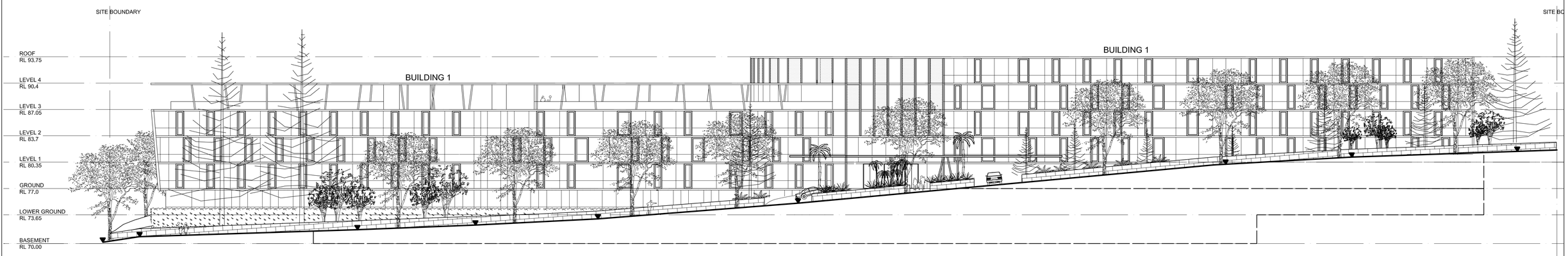
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PROJECT
MARKMORAN AT VAUCLUSE
SENIORS HOUSING DEVELOPMENT
2 LAGUNA STREET, VAUCLUSE

DRAWING TITLE
ROOF LEVEL FLOOR PLAN RL 93.75

SCALE	DATE	DRAWN	CHECKED
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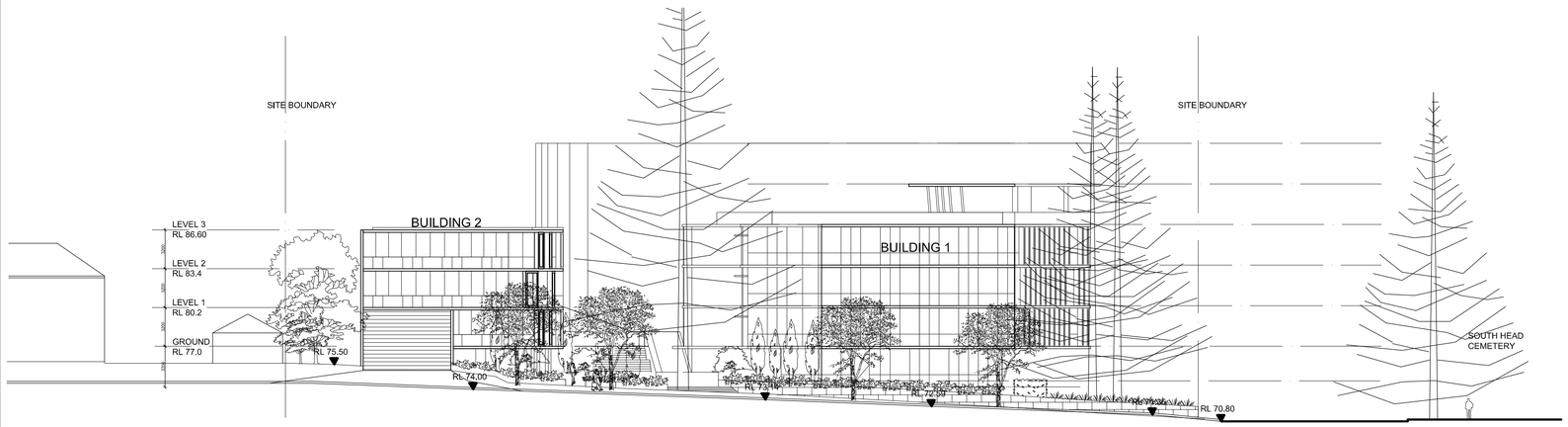
JOB	DRAWING	REVISION
11032	A 01.08	SCC



1 / -

SOUTH-EAST STREETSCAPE ELEVATION

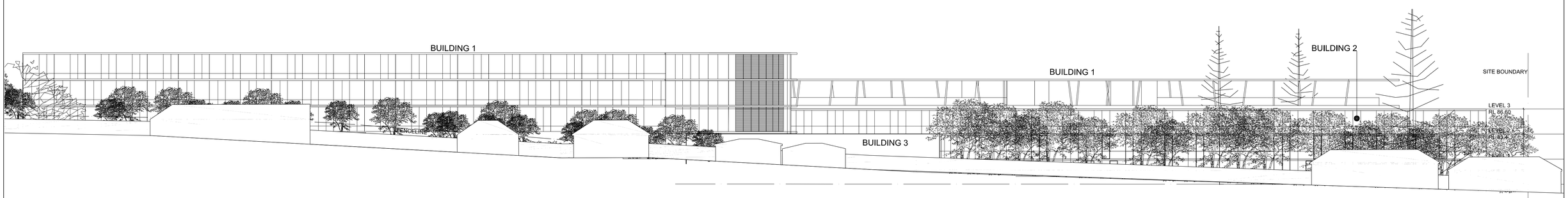
OLD SOUTH HEAD ROAD



2 / -

SOUTH-WEST STREETSCAPE ELEVATION

LAGUNA STREET



3 / -

NORTH WEST ELEVATION

1:250

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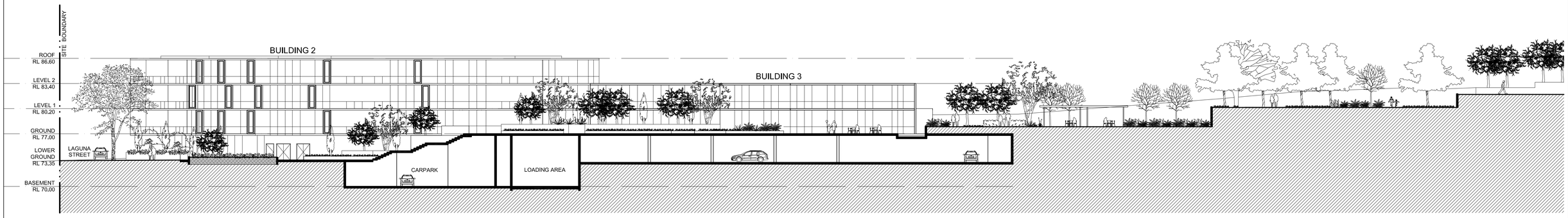
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ELEVATIONS

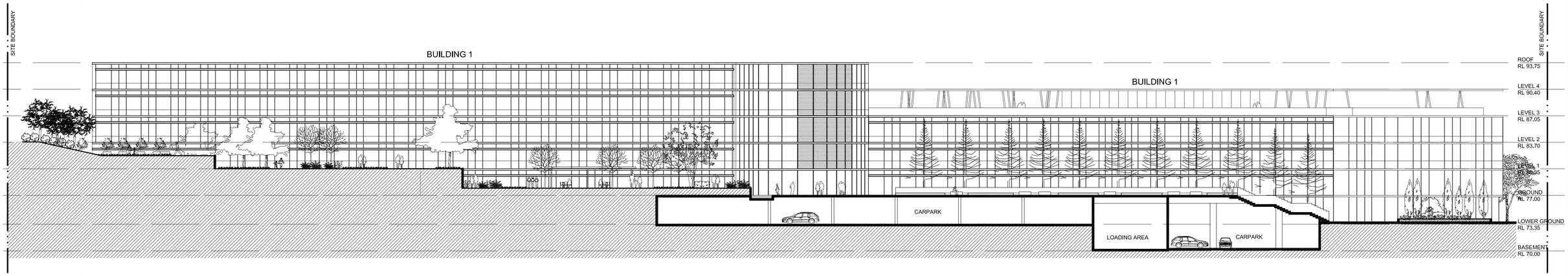
PROJECT
MARKMORAN AT VAUCLUSE
SENIORS HOUSING DEVELOPMENT
2 LAGUNA STREET, VAUCLUSE

SCALE	DATE	DRAWN	CHECKED
1:250@A1	03/05/2012	LM	SZ
JOB	DRAWING		REVISION
11032	A 02.01		SCC



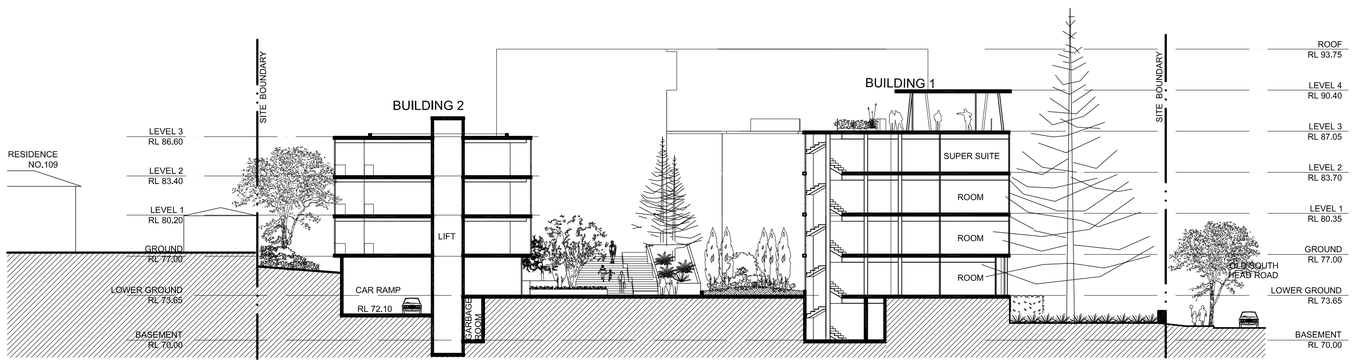
1 / - SECTION AA

1:250



2 / - SECTION BB

1:250



3 / - SECTION CC

1:250

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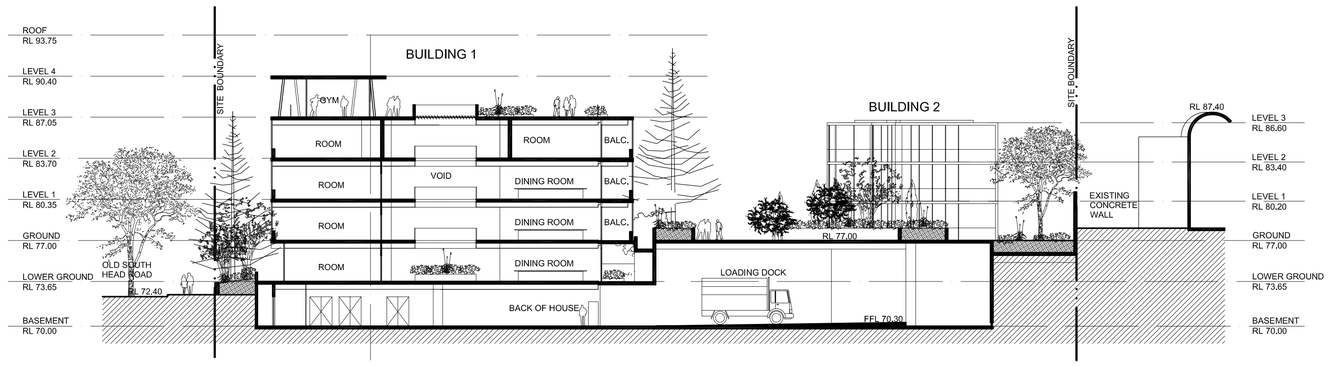
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DRAWING TITLE
SECTIONS AA, BB & CC

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MARKMORAN AT VAUCLUSE
SENIORS HOUSING DEVELOPMENT
2 LAGUNA STREET, VAUCLUSE

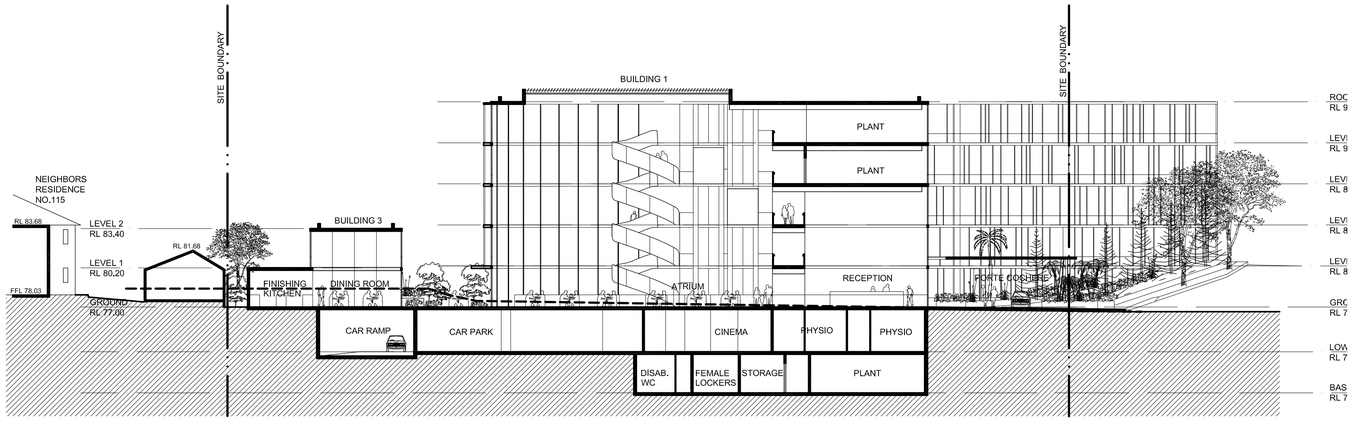
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JOB	DRAWING	REVISION
11032	A 03.01	SCC



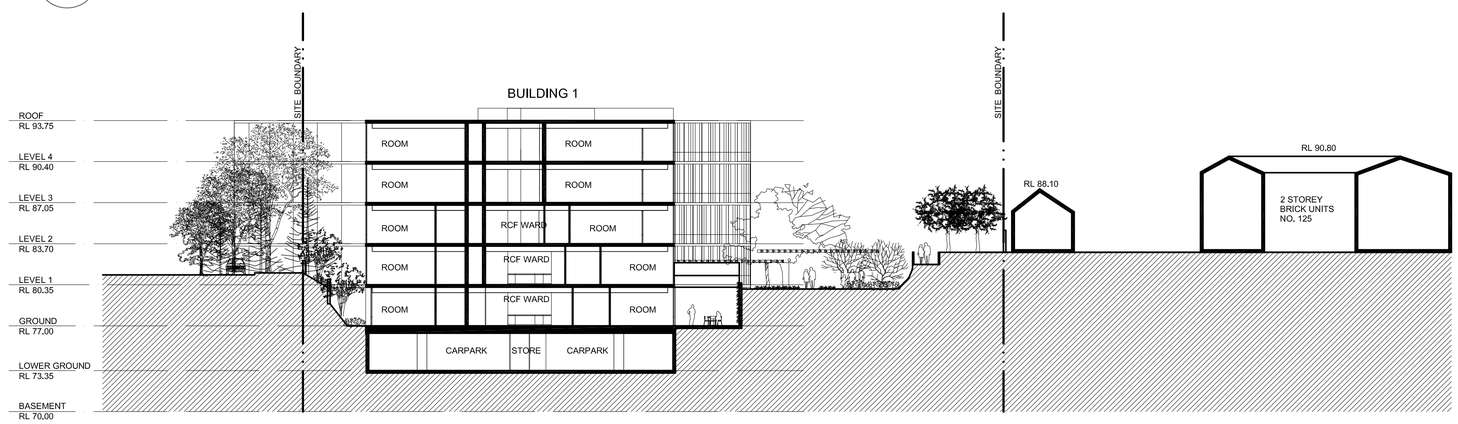
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1:250



2 / - SECTION EE

1:250



3 / - SECTION FF

1:250

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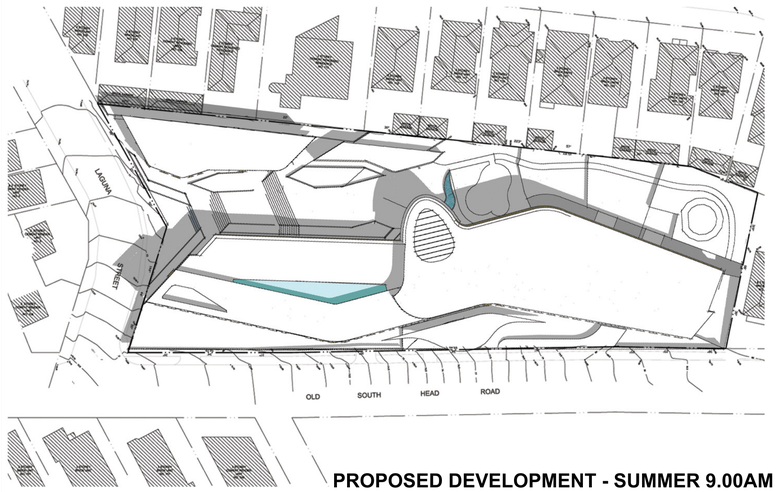
CLIENT
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PROJECT
MARKMORAN AT VAUCLUSE
SENIORS HOUSING DEVELOPMENT
2 LAGUNA STREET, VAUCLUSE

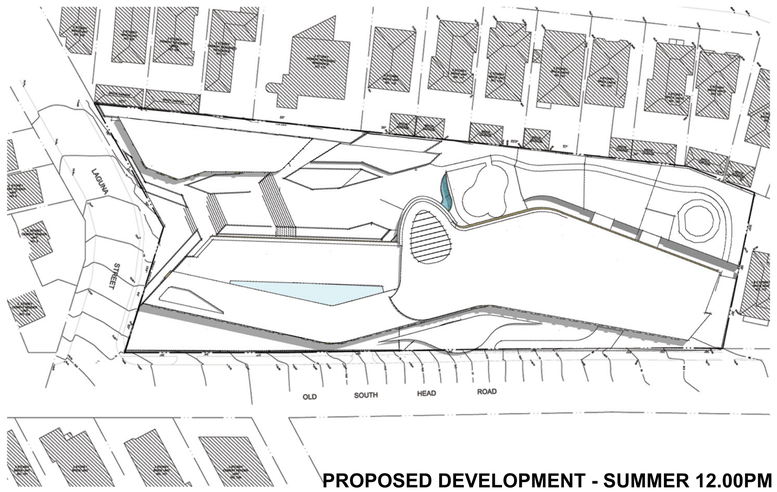
DRAWING TITLE
SECTIONS DD, EE & FF

SCALE	DATE	DRAWN	CHECKED
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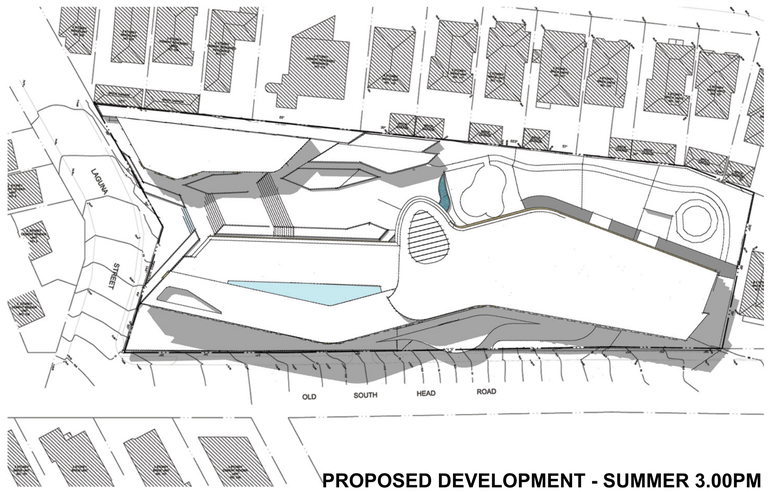
JOB	DRAWING	REVISION
11032	A 03.02	SCC



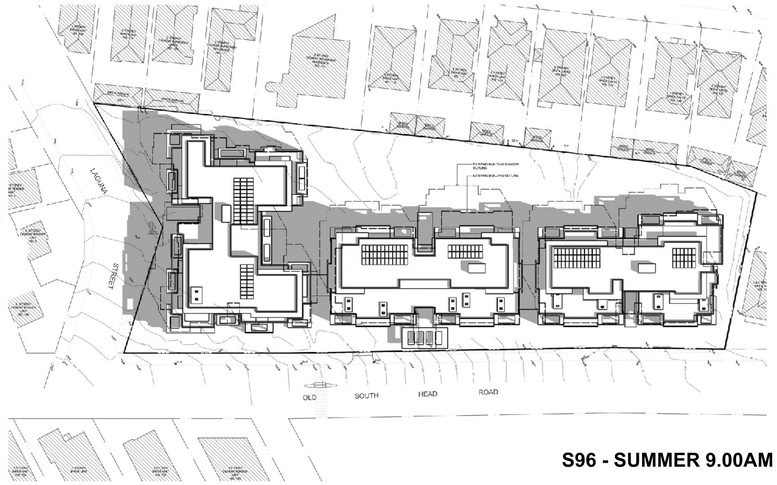
PROPOSED DEVELOPMENT - SUMMER 9.00AM



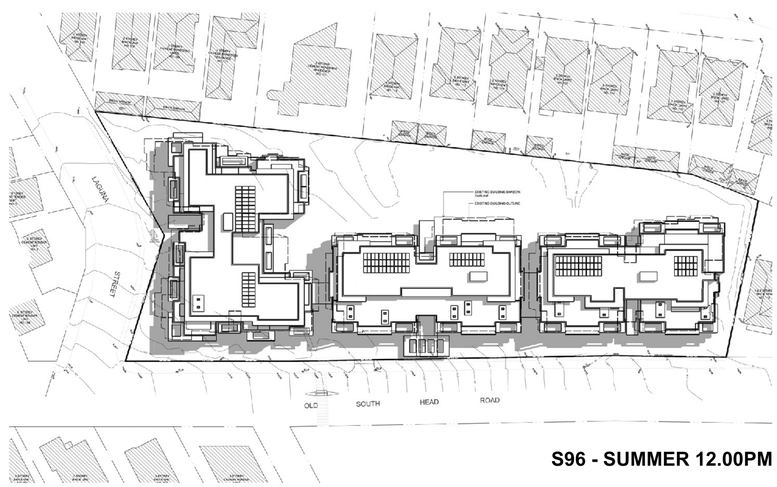
PROPOSED DEVELOPMENT - SUMMER 12.00PM



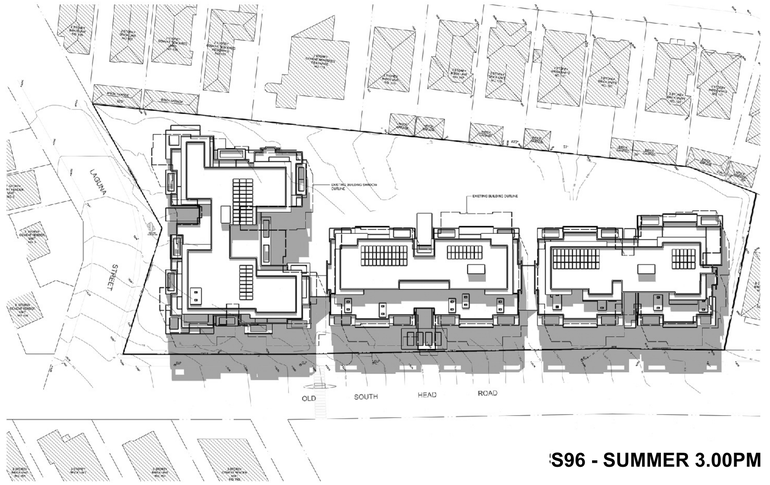
PROPOSED DEVELOPMENT - SUMMER 3.00PM



S96 - SUMMER 9.00AM



S96 - SUMMER 12.00PM



S96 - SUMMER 3.00PM

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SCC	18/06/12	Issue for SCC	CC

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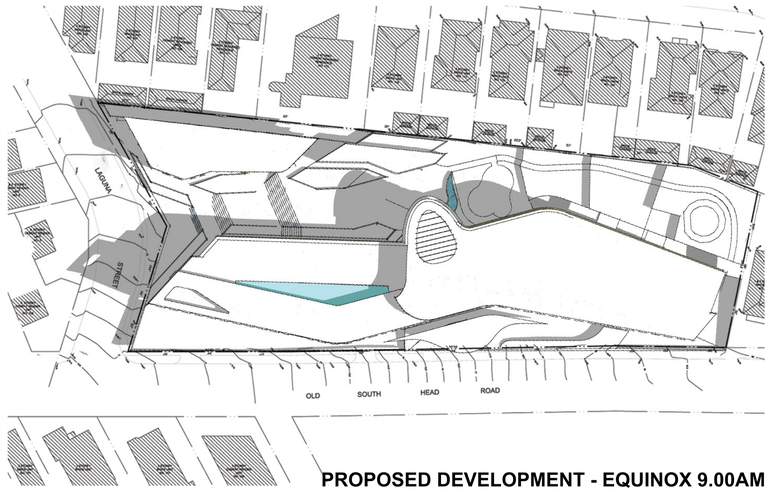
CLIENT
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PROJECT
MARKMORAN AT VAUCLUSE
SENIORS HOUSING DEVELOPMENT
2 LAGUNA STREET, VAUCLUSE

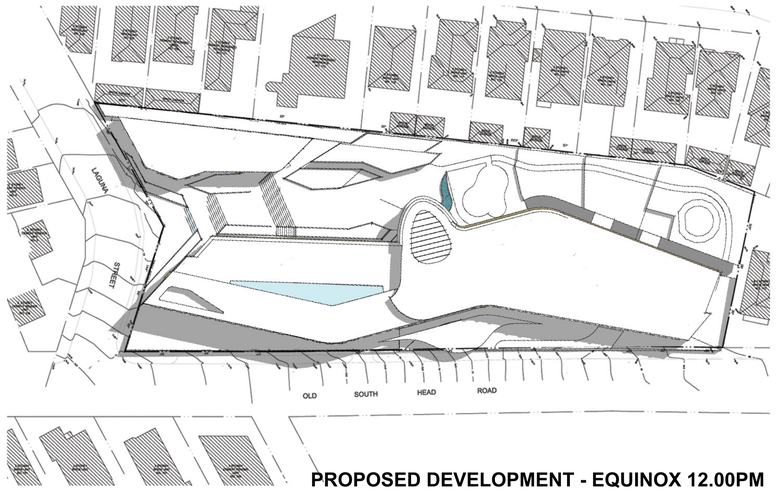
DRAWING TITLE
SHADOW DIAGRAMS

SCALE	DATE	DRAWN	CHECKED
NTS	30/04/2012	-	SZ

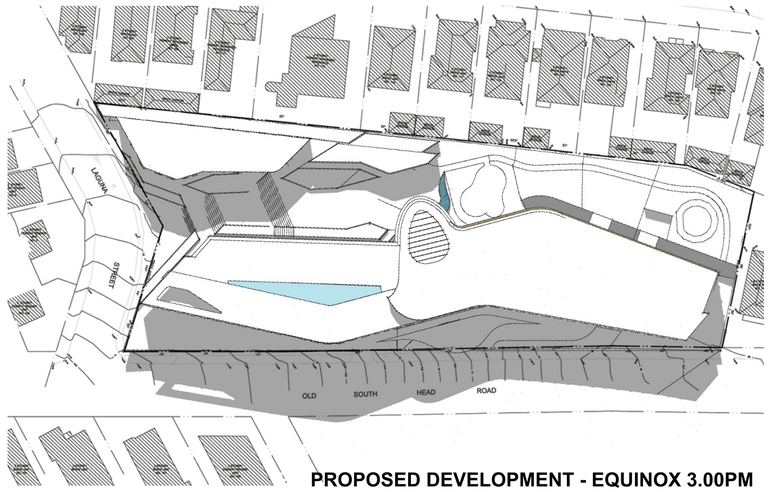
JOB	DRAWING	REVISION
11032	A 04.01	SCC



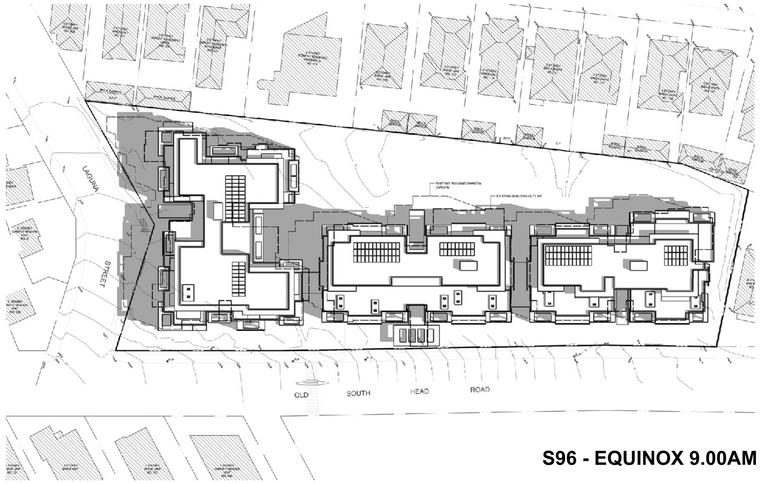
PROPOSED DEVELOPMENT - EQUINOX 9.00AM



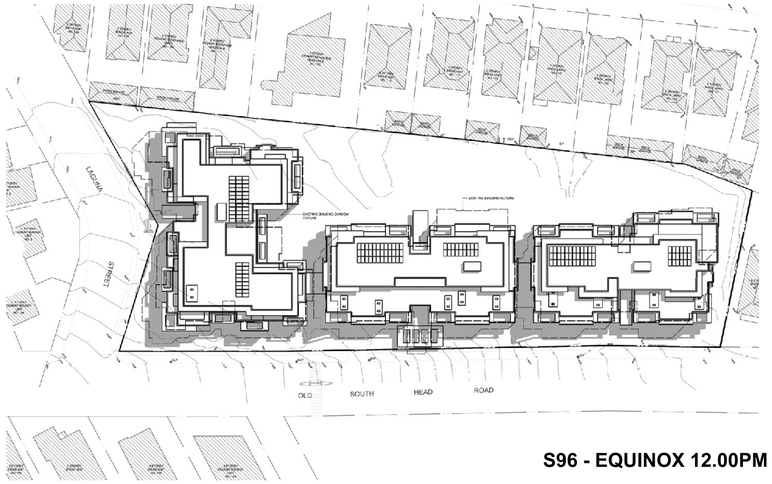
PROPOSED DEVELOPMENT - EQUINOX 12.00PM



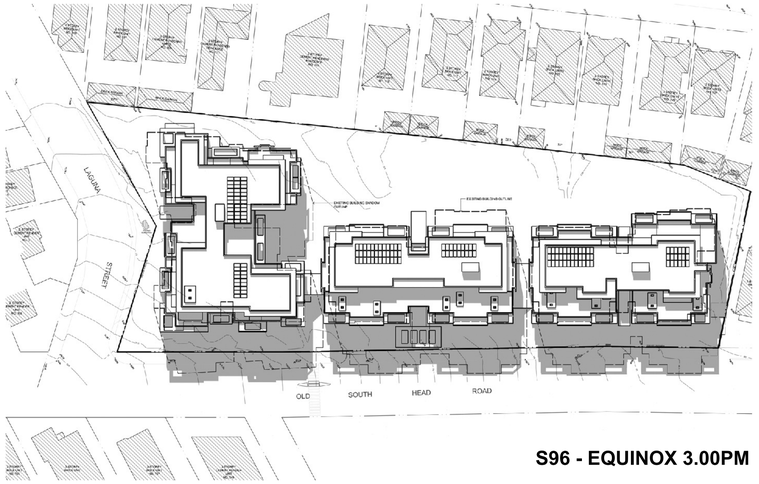
PROPOSED DEVELOPMENT - EQUINOX 3.00PM



S96 - EQUINOX 9.00AM



S96 - EQUINOX 12.00PM



S96 - EQUINOX 3.00PM

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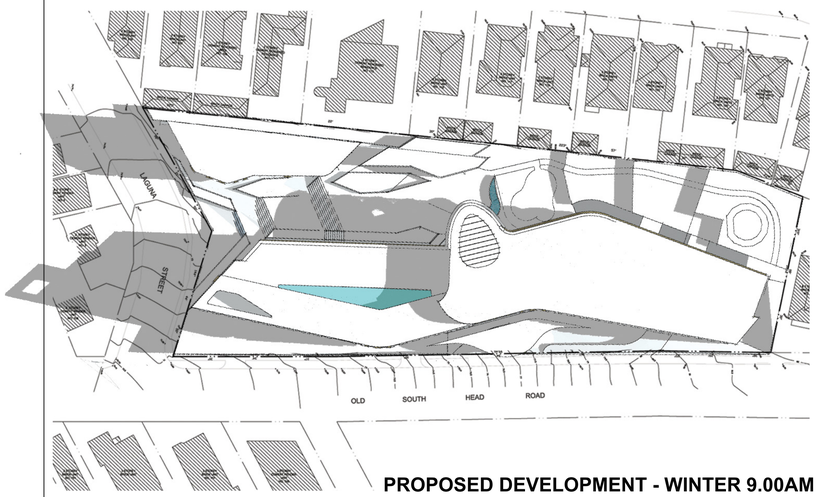
CLIENT
NORWENT 3 PTY LTD

PROJECT
MARKMORAN AT VAUCLUSE
SENIORS HOUSING DEVELOPMENT
2 LAGUNA STREET, VAUCLUSE

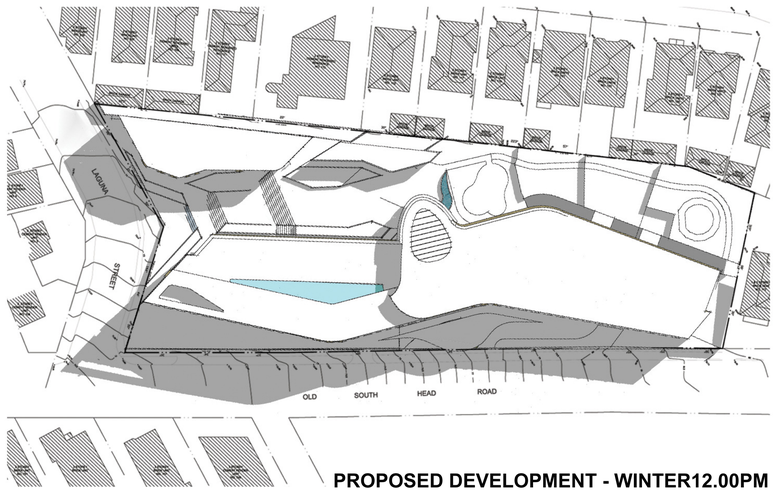
DRAWING TITLE
SHADOW DIAGRAMS

SCALE	DATE	DRAWN	CHECKED
NTS	30/04/2012	-	SZ

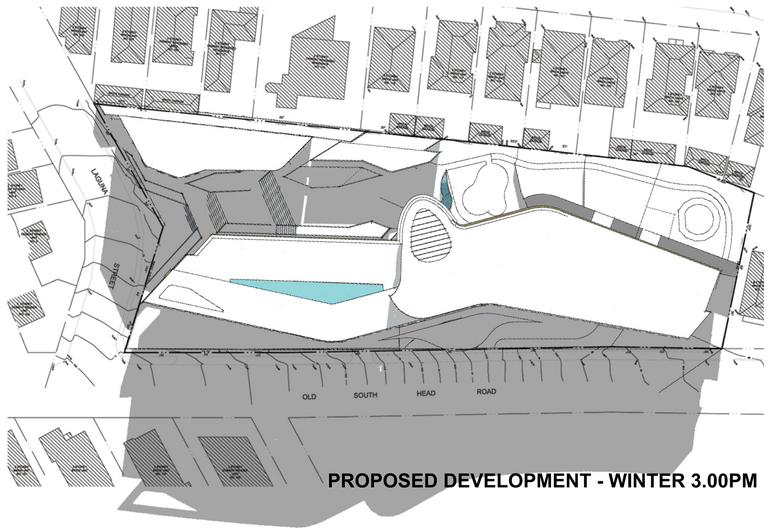
JOB	DRAWING	REVISION
11032	A 04.02	SCC



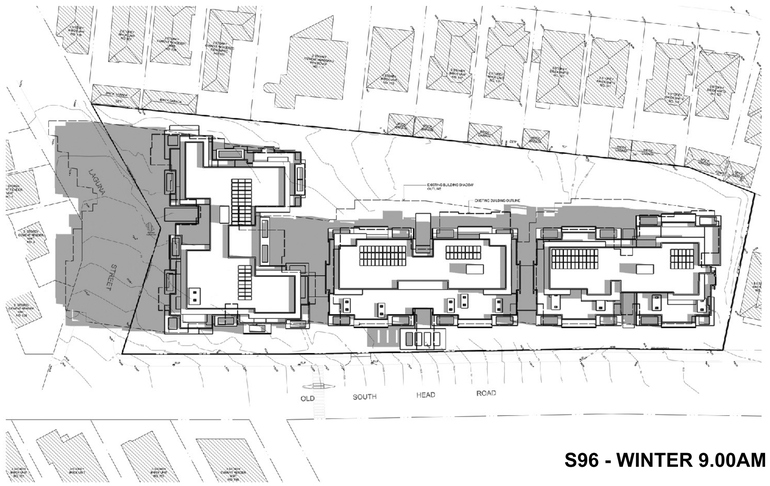
PROPOSED DEVELOPMENT - WINTER 9.00AM



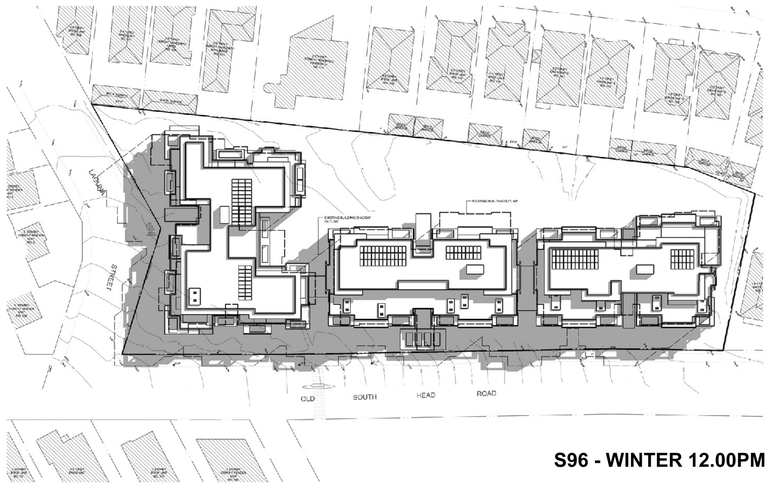
PROPOSED DEVELOPMENT - WINTER12.00PM



PROPOSED DEVELOPMENT - WINTER 3.00PM



S96 - WINTER 9.00AM



S96 - WINTER 12.00PM



S96 - WINTER 3.00PM

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CLIENT
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PROJECT
MARKMORAN AT VAUCLUSE
SENIORS HOUSING DEVELOPMENT
2 LAGUNA STREET, VAUCLUSE

DRAWING TITLE
SHADOW DIAGRAMS

SCALE	DATE	DRAWN	CHECKED
NTS	30/04/2012	-	SZ

JOB	DRAWING	REVISION
11032	A 04.03	SCC



1 SLAB EDGE & ROOF SHADE

2 GLAZING 1 TO WINDOWS

3 GLAZING 2 TO WINDOWS

4 GLAZING MULLIONS

5 EXTERNAL CLADDING

6 SHADE SCREEN

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SCC	18/06/12	Issue for SCC	CC

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CLIENT
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DRAWING TITLE
FINISHES BOARD

PROJECT
MARKMORAN AT VAUCLUSE
SENIORS HOUSING DEVELOPMENT
2 LAGUNA STREET, VAUCLUSE

SCALE	DATE	DRAWN	CHECKED
NTS	19/03/2012	IP	SZ

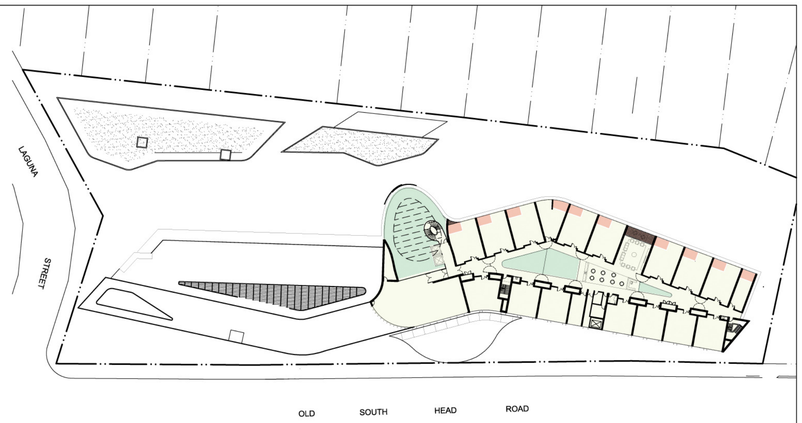
JOB	DRAWING	REVISION
11032	A 06.01	SCC



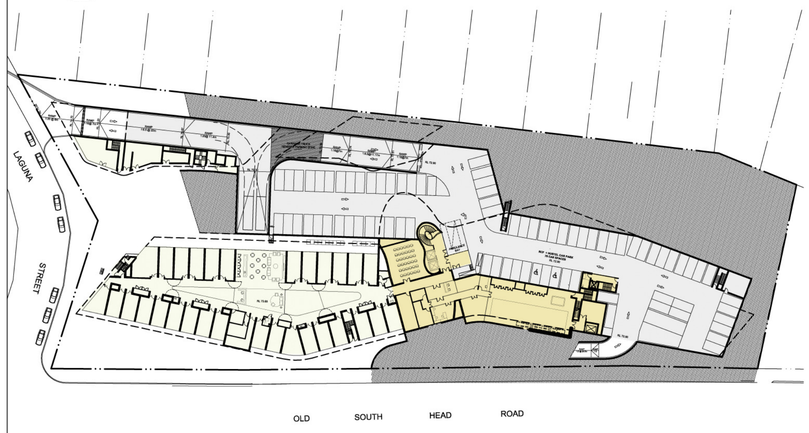
1 - BASEMENT
NTS



4 - LEVEL 1
NTS



7 - LEVEL 4
NTS



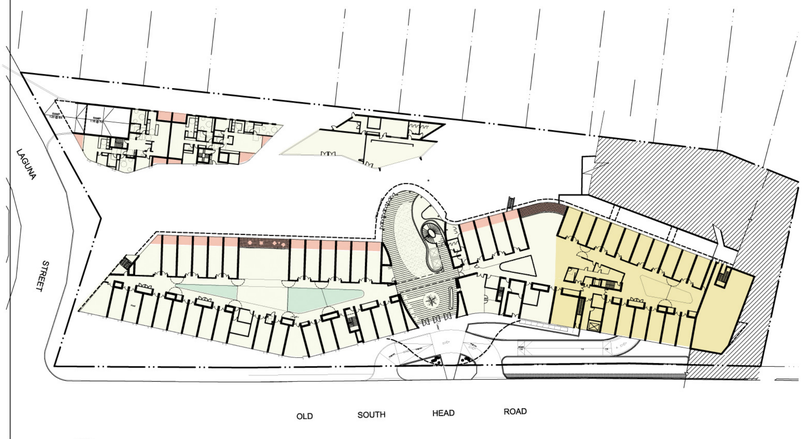
2 - LOWER GROUND FLOOR
NTS



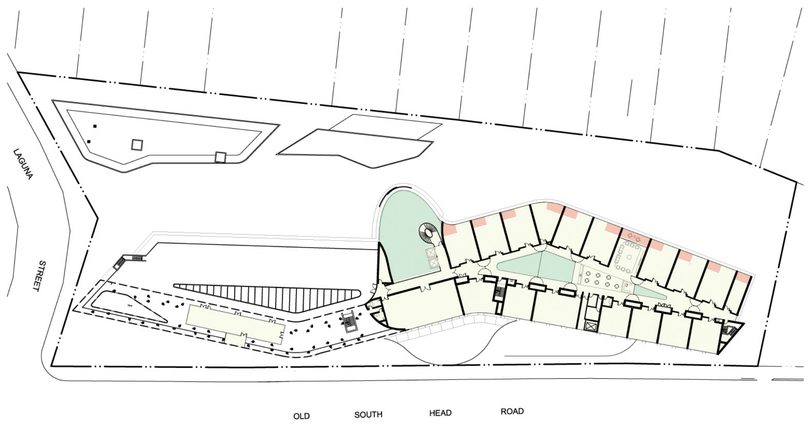
5 - LEVEL 2
NTS

LEGENDS

- Car Park Floorspace (Below existing ground level)
- Void
- Balcony Floorspace
- Floorspace (below existing ground level)
- Floorspace (above existing ground level)



3 - GROUND FLOOR
NTS



6 - LEVEL 3
NTS

Table of Gross Floor Area Break Down					
	Carpark Floor Space (Below existing Ground Level)	**Void**	**Balcony Floorspace**	**Floorspace** (Below existing ground level)	**Floorspace** (Above existing ground level)
Basement	910.10	-	-	2177.75	-
Lower Ground	3480.00	-	-	909.19	1982.51
Ground Level	-	128.65	273.29	1317.24	3727.81
Level 1	-	622.99	322.57	-	4344.77
Level 2	-	569.83	363.94	-	4323.22
Level 3	-	384.09	120.98	-	2302.87
Level 4	-	381.97	123.86	-	2158.46
Sub-Total	**4390.1**	**2087.53**	**1204.64**	**4404.18**	**18839.64**

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DRAWING TITLE
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PROJECT
MARKMORAN AT VAUCLUSE
SENIORS HOUSING DEVELOPMENT
2 LAGUNA STREET, VAUCLUSE

SCALE	DATE	DRAWN	CHECKED
NTS	20/03/2012	CC	-

JOB	DRAWING	REVISION
11032	A 07.01	SCC

L D S

18.6.2012

The landscape provides an important setting for the proposal by integrating the character of the surrounding iconic planting of Norfolk Island Pines into the site, complementing the architectural expression of the building and creating a memorable place making strategy.

The open space around the buildings is integrated with the functions and experience of the buildings, establishing a strong interrelationship and connecting the natural environment to the site as an important interactive medium.

In accordance with this design approach, the landscape structure provides an interplay of flowing spaces around and through the buildings, creating a series of ‘external rooms’ that provide a range of experiences.

These landscape spaces have been carefully designed to meet the needs of the resident community, with a range of landscape themes distributed across the site responding to the unique care and service requirements associated with the various spaces within the development. Gardens feature pergolas for shaded sitting, raised water features, raised garden beds, lawn and sitting areas all themed within a distinctive landscape character. Higher resident care areas incorporate distinctive and memorable themes within a secure outdoor environment.

Opportunities have been realised for a range of activities with both quieter, peaceful landscapes accommodated adjacent to more socially interactive meeting areas, extolling the essence of design elements that have made spaces such as small town squares so important in community life.

The theme of a place for all community, as opposed to a select residential community and its visitors, is realised through a broad open paved and soft landscaped central area that links Laguna Street with the heart of the development. This space incorporates a theme of bountiful harvest, with olive trees flanked by cypresses, graduated lawns and water features,

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coupled with access to the active zones incorporating resident garden beds in the Northern portion of the site.

The roof area of the main building provides leisure, recreational and rehabilitative functions, facilitating exercise and related events within an open character that takes advantage of the expansive views available from the site.

Sustainable strategies have been integrated into the landscape design through the careful selection of resilient planting, low water use and native species where appropriate. The plant selection has been based on a sustainable strategy where the planting will require minimal maintenance and energy inputs after the establishment phase.



TaylorBrammer

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Woollahra, NSW, 2025

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E sydney@taylorbrammer.com.au

NOTES:

LEGEND:

ISSUE	DESCRIPTION	DATE
SCC	LANDSCAPE PLAN	20.06.2012

PROJECT:
MARKMORAN AT VAUCLUSE SENIORS HOUSING
2 Laguna St, Vaucluse

DRAWING TITLE:
LANDSCAPE CONCEPT PLAN

CLIENT:
MARKMORAN AT VAUCLUSE SENIORS HOUSING

SCALE: 1:250 @A1 | CHECKED: MT | DRAWING NO: LA01 | REVISION: SCC
DATE: 20.03.2012 | JOB NO: 12-0205
DRAWN: AC | DESIGNED: JH

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A E EN IR NMEN AL PLANNIN P LI Y N E I N EI

Mar moran at Vaucluse Seniors Housing Develo ment

a a ree a l se

Pre ared or
r e P d
c/ Thinc Projects
Level 3, 8 S ring Street
SYDNEY, NSW 2000

Pre ared y
A P A
Ur an Design, Environmental & Tra ic Planners
A.B.N 18 003 667 963

OB NO. 11172
une 2012

A E E E A P A P
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E E A P A A E E A

APP A A E Norwent 3 Pty Ltd

E A E a a ree a l se

P P A Construction o a Seniors Housing Develo ment

i ame he a li a le la i i s r me hi h s e i ies he de el me s a dard

Woollahra Local Environmental Plan 1995

ii he m er he rele a la se herei

Clause 12 Height o Buildings

e i he a re e el me a dard s h e aried a d de ails aria i

Clause 12 and the accom anying height ma rescri es a height limit or the ro osal o 9.5 metres. The Woollahra LEP de ines height as the greatest distance measured vertically rom any oint on the uilding to the existing ground level immediately elow that oint . The three 3 ro osed uildings will range in height rom one 1 to ive 5 storeys. The height variation in the three uildings a ove natural ground line is as ollows

- Building 1 11m to 17.8m
- Building 2 9.0m to 11.8m
- Building 3 1.2m to 6.1m.

a e he e i e he s a dard e aried as i rela es s e i i all he s e si e a d r sal

Clause 12AA o the Woollahra LEP rovides o jectives o maximum uilding height develo ment standard. The Clause states, inter alia

a to minimise im act o new develo ment on existing views o Sydney Har our, ridgelines, u lic and rivate o en s aces and views o the Sydney City s yline,
to rovide com ati ility with the adjoining residential neigh ourhood,
c to sa eguard visual rivacy o interior and exterior living areas o neigh ouring dwellings,
d to minimise detrimental im acts on existing sunlight access to interior living rooms and exterior o en s ace areas and minimise overshadowing,
e to maintain the amenity o the u lic domain y reserving u lic views o the har our and surrounding areas and the s ecial ualities o streetsca es.

Ex lai h he r sal i hs a di he m lia e i h he de el me s a dard ill a hie e he e i e he de el me s a dard

The su ject site has a num er o design constraints, which contri ute to the non com liance and are considered relevant to the assessment o this SEPP No. 1 O jection. These are outlined as ollows

- **ra h he la d** the site has a north to south slo e o a roximately 11m along Old South Head Road. There is also a west to east cross all o 4.5m along Laguna Street. The lowest arts o the site are in the south eastern corner and acing two road rontages.
- **Pre i s Ex a a i a d se he i e** The site has een reviously undergone su stantial excavation to accommodate the our 4 school uildings, athways, laying ields and itumen car ar ing. The existing level o excavation disadvantages the ro osed use as the height limit is measured rom a lower level.
- **i e rie a i** The orientation o the site is slightly east o a north south direction. Accordingly, the shortest oundary aces north east and the two street rontages to Old South Head Road and Laguna Street ace south east and south west res ectively.

With these site constraints to the ore ront o the design rocess the res onse to the o jectives relating to height will now e discussed.

e i e a mi imise he im a e de el me exis i ie s r m d e ar r rid eli es li a d ri a e e s a e a d ie s d e li e

The three 3 uildings that orm the Seniors Housing Develo ment have rontage to Old South Head Road and Laguna Street. By ursuing this design o jective, the uildings are located towards the lower art o the site and should not e visi le rom the har our. Building No. 1 has ridges ranging rom 87.05 AHD to 93.75 AHD and will not li ely e visi le rom Sydney Har our. Ridgelines o neigh ouring uildings acing New South Head Road range rom a roximately 83.0 AHD to 93.0 AHD. I the ro osal is visi le it will e lost in the context o the existing develo ment that have rontage to New South Head Road. From the u lic domain, in articular the intersection o Old South Head Road and Laguna Street, the uilding has een designed to resent as our storeys with the to storey com rising covered outdoor recreational s ace or residents. The to level a ears as a more lightweight structure than an additional storey.

e i e r ide m a i ili i h he ad i i reside ial ei h rh d

To ensure that the ro osed uilt orm is com ati le with residential neigh ours, the main uilding with rontage to Old South Head Road has een set ac rom the adjoining residences and residential lat uildings, which ace New South Head Road. By virtue o the all o the land, the revious excavation and the excavation that orms art o the ro osal the two uildings near the western oundary will e o a similar height or a storey higher than the existing dwellings to the rear. There will also e an extensive amount o lanting within the site and around the erimeter.
This will rovide a leasant vegetated outloo or those dwellings that may have the o ortunity to loo into the su ject site.

e i e sa e ard is al ri a i eri r a d ex eri r li i areas ei h ri d elli s

The ro osed uildings are set ac etween 11m and 33m rom the residential lat uildings and dwellings to the west acing New South Road. This set ac is also su lemented with extensive lanting to rovide additional screening. In addition, the to ogra hy o the site is such that the ground levels o the ro osal are lower than those o develo ment to the west. Along the rear oundaries o many o the dwellings acing New South Head Road are single storey structures. These rovide an additional u er etween the existing and ro osed uildings. The rivacy etween the existing and ro osed uildings is considered to e more than satis actory.

e i e d mi imise de rime al im a s exis i s li h a ess i eri r li i r ms a d ex eri r e s a e areas a d mi imise ershad i

Shadow diagrams have een re ared and orm art o this su mission. The shadow diagrams relate to 9.00am, 12.00 noon and 3.00 m in summer, the e uinox and mid winter. The diagrams com are the shadows rom the ro osed uildings with the reviously a roved develo ment. The additional shadow cast y the ro osal will largely occur at 9.00am and 3.00 m in mid winter. The majority o the 9.00am shadow will all on Laguna Street and a small amount will reach the ront yards o dwellings on the o osite side o the street. At 3.00 m, the majority o the shadow will all on Old South Head Road and a ortion will reach the six townhouses on the corner o Old South Head Road and Burge Streets. The additional shadow that will reach the surrounding dwellings is or a short eriod o the day on the shortest day o the year in mid winter and is not considered to e signi icant. It would not revent these dwellings that enjoy sunlight throughout the rest o the day in mid winter rom achieving more than three hours o sunlight access.

e i e e mai ai he ame i he li d mai reser i li ie s he har r a d s rr di areas a d he s e ial ali ies s ree s a es

The u lic domain surrounding the su ject site includes roads and the Waverley Cemetery on the o osite side o Old South Head Road. The develo ment will resent as a three 3 to ive 5 storey structure when viewed rom the street with the to level at the south eastern corner a earing as a lightweight o en structure. The ront o the uilding is set ac rom the street and will e extensively landsca ed to rovide an attractive a earance when viewed rom the surrounding areas. The ro osed develo ment will not o struct views o the Har our or the surrounding area, and in our o inion, will su stantially enhance the streetsca e.

ill m lia e i h he de el me s a dard e i sis e i h a la i e i es r he l ali a e h

The su ject site is Zoned S ecial Uses 5 or school ur oses. SEPP Housing or Seniors rovides that Seniors Housing is ermissi le on the su ject site su ject to the design o the roject, meeting the design criteria in the SEPP and the consent o the res onsi le authority. In addition, the sale rom the NSW State Government was conditional u on the site eing develo ed or Aged Care or Seniors Housing Develo ment.

The desired uture character in Council s DCP suggests that uildings should address the street rontage. The design o the ro osed develo ment em races the desired uture character y addressing the street rontage. There is a demand or Seniors Housing in the Woollahra LGA and, indeed, the Sydney Metro olitan Area. The ro osal will allow existing residents in the Vaucluse and near y areas to remain in the locality as they age and move to a high standard o accommodation where they can age in lace.

Facilities o ered y the ro osed develo ment will ensure that the needs o uture residents are well catered or. Finally, the ro osed develo ment readily meets the o jectives and numeric rovisions contained in the suite o statutory documents that relate to the ro osal, including the SEPP Housing or Seniors .

he ir ms a es he r sal ld s ri m lia e i h he de el me s a dard

i e e essar a d reas a le
ii e d hi der he a ai me he e i es der e i a i a d ii he E ir me al Pla i a d Assessme A

i Yes. In the circumstances o the case, com liance with Council s develo ment standard or height is considered to e unnecessary and unreasona le in the circumstances o this articular case.

e essar

In our o inion, the develo ment standard is unnecessary as this site has had a history as a non residential use and an educational esta lishment. It is an unusually large site with alls o u to 11m along the south eastern oundary. A height limit o 9.5m is normally im osed on traditional si ed arcels o land to ensure a relationshi and minimise im acts with neigh ours. In our o inion, given the distance rovided etween the existing dwellings to the west and the maintenance o their amenity as an integral art o the ro osal, in our o inion the develo ment standard is unnecessary.

reas a le

In our o inion, it would e unreasona le to im ose the 9.5m height limit in this instance. A 9.5m height limit is more a ro riate or residential uildings and this is re lected in the oning and corres onding height ma s o neigh ouring develo ment. The ro osal is or a s ecialised Seniors Housing develo ment on a site that has a num er o design constraints. As indicated in Section 4, these include to ogra hy, revious excavation and site orientation, all o which disadvantage the ro osed uilding use in res ect o height com liance. There is also an economic im erative to achieve a articular num er o Residential Care Facility RCF eds and Serviced, Sel Contained Seniors Housing SSSH dwellings on the su ject site that dictates that these u er level units and residential aged care eds orm art o the roject. These to level units and RCF eds also ensure that set ac s rom neigh ours are maximised and there is an o timum level o o en s ace.

Additionally, the develo ment standard is unreasona le as the ro osed exceedance will not result in any signi icant im acts on the surrounding area and in our o inion, would not achieve a etter environmental outcome with a ully com liant ro osal. The ro osal will ermit a use that is needed and seen as desira le in the Woollahra LGA.

ii Yes. The non com liance with the height standard is not considered li ely to have any signi icant adverse e ect on adjoining or surrounding ro erties. Strict com liance with the standard would com licate orderly and economic develo ment o the land in accordance with the intentions o the SEPP Housing or Seniors Policy and the o jectives o the Act. As indicated, the State Government sold the land on the asis that it will e develo ed or Seniors Housing ur oses. With the increasing num er o seniors ersons redicted over the next twenty ive 25 years, there is a demand or this ty e o use.

In our o inion, the develo ment standard, in its resent orm would hinder the o tainment o the o jectives o Section 5 a i and ii o the EP & A Act.

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EM LI I N REP R AN ERI A E IMPA A EMEN

Demolition o the Former Vaucluse High School and Construction o the Mar moran at Vaucluse Seniors Housing Develo ment

a a ree a l se

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OB NO. 11172
une 2012

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A E

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This Demolition Re ort and Heritage Im act Statement has een re ared or Norwent 3 Pty Ltd y Gary Shiels & Associates Pty Ltd herea ter re erred to as GSA Planning Ur an Design, Environmental and Tra ic Planners. This re ort is to accom any a Site Com ati ility A lication to the De artment o Planning or the demolition o existing uildings o the ormer Vaucluse High School at No. 2 Laguna Street, Vaucluse. The site also includes No. 110 Old South Head Road. However, the uilding on that site is not eing modi ied or demolished at this stage.

This re ort was re ared y a team rom GSA lanning in colla oration with Zoltan Kovacs, Heritage Architect. The re ort was reviewed y Gary Shiels, Managing Director o GSA Planning. The ac ground research, including the historical analysis o the existing uildings, the site and surrounds was re ared y Margaret Bergomi, Heritage Architect.

Although the existing uildings are not heritage items or located within a heritage conservation area, this re ort has een re ared to res ond to the re uirements o Woollahra Council, which re uires a heritage re ort to accom any a demolition a lication. This document in an em ellished orm will e lodged with Woollahra Council as art o a uture Develo ment A lication.

The historical in ormation contained in this re ort was o tained rom Council s Local History Li rary. It contains develo ment and uilding iles, the Sands Directory and Council Rates lists held y the Woollahra Local History Centre.

The re ort should e read in conjunction with the accom anying Statement o Environmental E ects SEE re ared y GSA Planning which includes a detailed descri tion o the existing uildings and o the character and context o the area.

A ess The ro erty which is currently unoccu ied is loc ed u or security ur oses. I re uired, access arrangements or De artment o Planning O icers may e made y contacting GSA Planning on tele hone num er 02 9362 3364.

This document is divided into seven 7 sections. In addition to this introduction, the remaining sections include the site and surrounds heritage lanning context the uilding and su division history consideration o signi icance o the existing uildings and site an assessment o heritage im acts o the ro osed develo ment and, a conclusion.

E A

This section will consider the Site Location Site Descri tion Existing Built Form and, the Character and Context o the Area.

i e a i

The su ject site is located a roximately 7 m east o the Sydney Central Business District and in the Local Government Area LGA o Woollahra.

i e es ri i

The su ject site is located on the north side o Laguna Street and the western side o Old South Head Road and is nown as No. 2 Laguna Street Vaucluse eing Lot 1554 in DP 820600 and No. 110 Old South Head Road, eing Lot 1 in DP 514277 see Figure 1 . This re ort will herea ter re er to No, 2 Laguna Street only as the site .



Su iect Site

gsa planning

Fi re Aerial Ph ra h he i e a d rr ds

Not to Scale

il F rm

The site o the ormer Vaucluse High School is occu ied y our 4 main uildings which are identi ied or re erence as uildings Bloc A, B, C and D in the accom anying SEE. The uildings are etween one 1 and three 3 storeys in height and are ty ical o steel ramed ric clad school uildings with metal roo ing that were constructed in the early 1960s. The uildings are connected eternally y a num er o covered ways and stairs that res ond to the changes o level that occur throughout the site. A num er o alterations and additions to the uildings are evident, and the demounta le uildings have een removed, however the com lex has retained a generally cohesive a earance see Photogra hs 1 and 2 .



Ph ra h Building Bloc A as viewed rom Laguna Street



Ph ra h Building Bloc B as viewed rom Old South Head Road rior to the ire

When the school was o erational, vehicle access was rom two entries o Old South Head Road. On the southern side o the site was a vehicle entry and sur ace car ar ing. In the north eastern corner o the site was a secondary entry and driveway.

Landsca ing was scattered throughout the site and consisted o a num er o aved courtyards, lay areas and grassed areas that include seating. Planting on the site has deteriorated over the ast ive 5 years. The mature trees and some o the small/medium si ed shru s still remain.

Photogra hs o existing uilding acades and landsca e elements are contained in Photogra hs o Existing Buildings and Surrounds. These hotogra hs satis y Woollahra Council re uirements or Demolition Re orts which will orm art o a uture Develo ment A lication see Attachment 1 .

Building B was damaged y ire and su se uently demolished in accordance with a Council Order , since the re aration o our re ort in Attachment 1.

hara er a d ex he Area

Develo ment in the surrounding area com rises o residential lat uildings and a variety o single and dou le storey dwellings. These uildings date rom the 1930s to the resent and generally re lect the architectural character and style o the eriod o construction.

Located to the south east o the site, on the o osite side o Old South Head Road, is the South Head Cemetery, which dates rom 1845. The character and context o the area is descri ed urther in the accom anying SEE.

Adjoining the site to the north are a num er o residential lat uildings and two 2 storey dwellings. Also to the north are residential lat uildings with rontage to New South Head Road see Photogra h 3 . To the east, o osite the site is the South Head Cemetery see Photogra h 4 .



Ph ra h Develo ment to the north ronting New South Head Road



Ph ra h The South Head Cemetery to the east

To the south o the site are three 3 and our 4 storey residential lat uildings. To the west ronting New South Head Road are a mix o residential lat uildings and single dwellings and a ormer tram sto , now a us shelter see Photogra h 5 and 6 .



Ph ra h Develo ment to the south ronting Old South Head Road



Ph ra h *:* Residential lat uildings and single dwellings to the west ronting New South Head Road.

E A E P A E

This section will outline the statutory heritage lanning status o the site Council s re uirements or a Demolition Re ort and Heritage Im act Statement Bac ground and, a Summary.

llahra al E ir me al Pla EP

The site is not identi ied as a heritage item or located within a heritage conservation area ursuant to Woollahra LEP 1995. However it is in the vicinity o heritage items that are identi ied in Section 6.0 o this re ort.

e ireme s r em li i e r s

Demolition o a uilding re uires consent rom Council. Any demolition o a uilding within the Woollahra Council area that involves demolition o 50 or more or a uilding s a ric re uires the re aration o a demolition re ort as re uired y the Demolition Re orts Guide Council s guidelines or Demolition Re orts , re uires the ollowing in ormation or uildings not identi ied in a lanning instrument

- Su division history
- Date o original construction
- Name and details o original architect/designer/ uilder
- A4 co y o original lans where availa le
- Dates and descri tion o changes
- List o current and ast owners and occu iers and a statement on whether they are historically im ortant
- Descri tion o the existing uilding and the site
- Photogra hs o the existing uilding all acades and other structures or landsca ing
- Plan showing where the hotogra hs were ta en rom
- Structural re ort where structural condition is used to su stantiate demolition
- Conclusions regarding the heritage signi icance o ro erty, via ility o retention, o any o the uilding elements.

e ireme s r eri a e m a a eme s

Council re uires a Heritage Im act Statement HIS or develo ment in the vicinity o a heritage item that involves any o the ollowing

- totally demolish a uilding or wor on the land, or
- su stantially demolish a uilding or wor on the land 50 or more o a uilding or wor s a ric , or
- damage or move a tree on the land, or
- alter a uilding or wor on the land, or
- erect a uilding or structure on the land.

As the ro osed develo ment involves demolition o the existing uildings and redevelo ment o the site, an HIS is re uired. Council s guidelines de ine heritage items in the vicinity as land within the vicinity o a heritage item is land that a uts or is o osite the item or area. Council may re uire an HIS or land that is located eyond a common oundary with an item or area.

a r d

On **a** a Pre Develo ment A lication DA meeting was held with Council O icers as art o a revious redevelo ment DA or the site. Council advised that, in addition to heritage items in the vicinity that meet the de inition, such as the South Head Cemetery o osite, Council would re uire an assessment o heritage im acts on the Mac uarie Lighthouse site, which is located to the north at Old South Head Road, Watsons Bay. That site is listed as a heritage item in the Woollahra LEP 1995 and is also listed on the NSW State Heritage Register.

Council Heritage O icer noted that issues to e addressed in the DA su mission should include the ollowing

- the li elihood o otential social signi icance and recommendation or on site inter retation o the ormer school
- consideration o the heritage signi icance o the old South Head Cemetery o osite, including analysis o visual im acts rom surrounding areas and,
- assessment o visual im acts on the Mac uarie Lighthouse.

This re ort aims to res ond to these re uirements within the statutory ramewor or a site that is not heritage listed and is in the vicinity o heritage items.

mmar

The site is not listed as a heritage item and is not within a conservation area ursuant to Council s LEP. However, as the ro osal includes demolition o the existing uilding and develo ment in the vicinity o a heritage item, this re ort res onds to Councils re uirements or a Heritage Im act Statement and Demolition Re ort, which are addressed in accordance with Councils re uirements within this re ort.

E A

This section will rovide an outline o the historical research su division history historical and hysical analysis o the existing uildings and history o the owners and occu iers o the site and a summary.

is ri al esear h

Research was underta en y the Woollahra Local History Li rary, and the assistance o the Local History Li rarian is grate ully ac nowledged. The attached re ort was re ared y the Local History Li rarian with re erence to Council s Planning, Building and Develo ment iles and archives, the Sands Directory, and Woollahra s Rates and Valuation records and includes the su division history, uilding and construction history o the ro erty see Attachment 2 .

Other sources o in ormation include the De artment o Commerce which incor orates the ormer NSW Pu lic Wor s Government Architects Branch and the State Records Authority o NSW. The De artment o Commerce retains a com rehensive collection o lans that date rom 1959 see Attachment 3 . Research in ormation, lans and a rovals were also retrieved rom the State Records Authority o NSW see Attachment 4 .

Contact was also made with two ormer school students through the Vaucluse High School Reunion we site www.vauclusehighschool.com as art o a revious Develo ment A lication ro osal to Council. The ormer students advised that some o the remaining school records and memora ilia were trans erred to the Rose Bay Secondary College or archiving rior to its closure.

di isi is r

The su ject site was art o a grant to WC Wentworth in 1838. By 1860, ollowing su division rom the Vaucluse Estate, it was owned y a William Wallis. At that time, the site ormed art o a larger landholding, which included a hotel The Tem erance Hotel that dated rom 1876. In 1877 the larger site was ac uired y the NSW Colonial Government or use as a re ormatory, which was nown as the Sha tes ury Institution. A uilding the ormer hotel was located close to Old South Head Road, which ossi ly straddled the current site oundary. In 1930 the NSW Government re ared the re ormatory site or su division and sale. In 1940 an area o 3 acres, which com rises the su ject site was reserved or a u lic school. The su ject site was su se uently develo ed as a school in the late 1950s and 1960s. In Fe ruary 1960 the school o ened or its irst inta e o students.

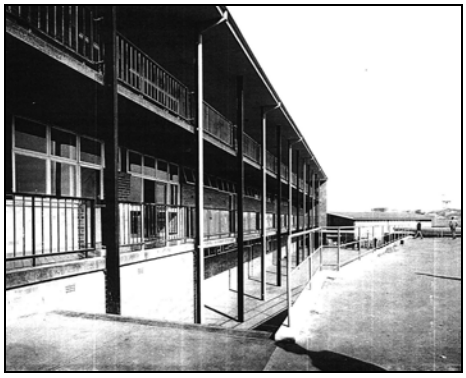
The land located at No. 2 Laguna Street Vaucluse is currently descri ed as Lot 1554 in DP 820600.

is ri al a d Ph si al A al sis he ildi s

The uildings at No. 2 Laguna Street Vaucluse are one 1 to two 2 storey structures characteristic o a school uilding ty e o the 1950s and 1960s designed y the NSW De artment o Pu lic Wor s Government Architect s Branch or the NSW De artment o Education see Photogra hs 7 and 8 .



Ph ra h *:* Historical hotogra h c1960s.



Ph ra h .Historical Photogra h c1960s.

As the school uildings were develo ment y the Crown in lanning legal terms, the develo ment was not su ject to Councils usual develo ment or uilding re uirements. Conse uently there are ew records in Woollahra Council s Building iles. Only one change is registered in Councils uilding iles, which com rised the Entrance Gates in 1970.

Based on site o servation and review o the existing drawings, the uildings and site retain a high degree o consistency, with the design documentation retained y the De artment o Commerce. The uildings and site generally remain a uni ied com lex o school uildings that ex anded rom the irst uildings that date rom the c1960s see Figure 2 on the ollowing age .

is r ers a d iers

The attached re ort rovides a list o the owners and occu ier in ormation ta en rom the Woollahra Council Rate and Assessment Boo s and the NSW De artment o the Valuer General Valuation Lists and the Sands Sydney Directories see Attachment B .

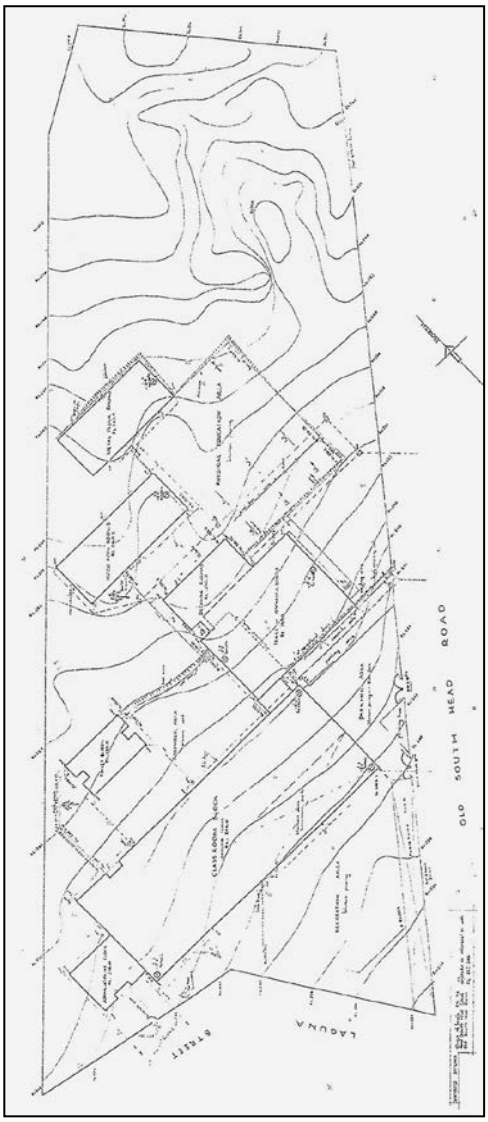
According to the re ort, the su ject site ormed art o WC Wentworth's Vaucluse Estate, art o which was trans erred in 1860 to William Wallis. In 1870 the ro erty was trans erred to NSW colonial government or use as a re ormatory. In 1940 the ro erty was reserved or a u lic school. In 1962 the land was descri ed as Vaucluse High School.

The various owners and occu iers o the site, su se uent to WC Wentworth and rior to the site s urchase y the NSW Government, have not een identi ied as rominent ersons in the *Australian Dictionary of Biography 1788- 1980* or *A Biographical Register 1788-1939*.

From c1960 the site was occu ied as a oy s high school, which changed to a co educational high school in 1982.

Plans or the sale o the Vaucluse High School were revealed y the NSW State Government in A ril 2001. The school was ormally closed in 2006. Over a eriod o a roximately 45 years the site and uilding served the ur ose o state education. The many students gathered at the school on the 9th o A ril 2006 at a reunion/ arewell to mar the closure o the school.

It is noted rom the attached historical in ormation, that to mar the 25th anniversary o the school in 1985, a time ca sule was laced on the site on 15 une 1985. While the existence o the location o the uried ca sule is nown rom the ormer students, its exact location has not een veri ied and it is un nown as is whether or not the ca sule was removed rior to the schools closure.



Not to Scale

gsa planning

Fi re
i e Pla a l se s
i h h l

F A E F E A E

This section will consider the otential signi icance o the site and existing uildings in terms o the NSW Heritage Assessment Criteria includes a summary assessment o otential signi icance the im lications o otential signi icance and a summary.

i i i a e

The otential signi icance o the lace has een considered in accordance with the NSW Heritage Assessment Criteria. This assessment is as ollows

- **P e ial his ri e l i r ass ia i si i i a e** the uildings are associated with the hase o school develo ment in NSW during the 1950s and 1960s that was reci itated y the ost World War 2 a y oom that resulted in a dramatic increase in schools throughout NSW during that eriod. The uildings were also designed or the NSW De artment o Education y the NSW De artment o Pu lic Wor s Government Architects Branch and are characteristic o their ty e. There ore while the uildings are considered to have some historical interest, in our o inion these associations do not ma e them otentially signi icant to a degree that would warrant their conservation. There ore, they are not considered to e o otential historic signi icance.

- **P e ial aes he i si i i a e** the uildings orm a relatively cohesive grou o school uildings that dates rom the 1960s, however do not have such aesthetically distinctive or landmar ualities or other eatures that would demonstrate signi icant aesthetic characteristics or technical achievement in Woollahra or the locality generally.

- **P e ial s ial si i i a e** the ormer school is remem ered y ormer students who organised a School s Out Forever re union in 2006. Now that the school has closed it is recognised that ormer associations with the school are li ely to e ostered y the networ ing o ormer student than the hysical remains o the ormer school uildings, as has een demonstrated in the networ ormed in the rocess o the school closure. There ore we consider that the existing uildings since their closure are unli ely to have otential social signi icance, articularly extending to the uture.

- **P e ial s ie i i r resear h si i i a e** the uildings are o construction, style and character that are ty ical o similar school uildings o the eriod are and well understood.

  Early lans a ear to indicate that there was an early uilding in roximity to the north west oundary o the su ject site, which ossi ly may have straddled it. The uilding was an early hotel The Tem erance Hotel that dated rom 1876, which was used later as a re ormatory, nown as the Sha tes ury Institution.

The su ject site is in roximity to the location o the early uilding, however the site a ears to have een extensively distur ed with an altered to ogra hy to create level areas or the su ject uildings and the adjacent laygrounds and s orts areas.

There is no evidence to suggest that urther documentary research or hysical investigation would reveal more a out the resence o an early hotel that would ma e the site o otential signi icance on this asis. It is considered that the site can e managed under the relics rovisions o the Heritage Act i re uired.

- **e rese a i e ess r rari** the school uildings are o an architectural orm and character that are ty ical o similar u lic school uildings o the eriod, and are not so rare or o such im ortance to Woollahra or Sydney generally that would warrant their retention. There ore the uildings are not considered to e otentially signi icant or their re resentativeness or rarity.

Accordingly, the uildings are considered to e o some historical and social interest, however they are not considered to e otentially signi icant. Furthermore their use as a school has ceased, there ore they are no longer use ul as a u lic school, the ur ose or which they were designed. There ore, we are o the o inion that the uildings need not e retained and the site does not re uire urther assessment under the NSW Heritage Assessment Criteria or listing or management as a otential heritage item in Council s LEP.

Assessme a eme P e ial i i i a e

The su ject uildings are o some historical evolutionary o associative interest as school uilding com lex o the c1960s, uilt in res onse to the ost World War 2 a y oom and designed or the NSW De artment o Education y the NSW De artment o Pu lic Wor s Government Architects Branch .

The vacated uildings in their resent condition are a le to demonstrate a hase in state education which egan with the growth o the school, its conversion to a co educational school in 1982 in res onse to changing social attitudes, and its closure as a result o decline in school enrollments due to demogra hic changes in Sydney.

The existing uildings are characteristic o their ty e and do not have any s ecial landmar or technical eatures that would ma e them otentially aesthetically signi icant. While the school is remem ered y ormer students, we are o the o inion that the existing uildings, since the closure o the school, would e unli ely to remain o any su stantial otential social signi icance into the uture. Furthermore, the uildings, while exem lary o a certain eriod o school education are not so re resentative or rare to e o heritage signi icance or those reasons.

m li a i s i i i a e Assessme

Council s Guidelines or Demolition Re orts re uires an a licant to reach a conclusion regarding the heritage signi icance o the ro erty, the via ility o its retention or retention o any o the uilding elements.

This assessment concludes that the ormer school uildings and the school site generally are not o such otential signi icance that they should not re uire urther consideration or assessment y Council or listing as a otential heritage item in the Woollahra LEP. There ore, we are o the o inion that retention o the uildings is not re uired, and that the site could e redevelo ed or other ur oses, su ject to o taining the necessary a roval.

Council s heritage o icer recommended that the ormer use as the Vaucluse High School should e inter reted on the site. We concur that the ormer school use should e recognised and suggest that an a ro riate orm o inter retation should include a hotogra hic archival record o the existing uildings, oth external and internal, to e underta en rior to the demolition. In addition, we consider that a small la ue or annotated hotogra h o the school should e incor orated in the main entrance to the ro osed develo ment.

While it is considered unli ely that the site retains archaeological otential, the rovisions o s139 o the NSW Heritage Act 1977 a ly to the site, which re uire an excavation ermit to e o tained rom the NSW Heritage O ice in the event that a relic is discovered or ex osed during any excavation on the site. In addition the a licant should e made aware o the ossi le existence o a time ca sule, which while not a relic in accordance with the de inition contained in the NSW Heritage Act which relates to items more than 50 years old , nonetheless should held with other memora ilia at Rose Bay School i ound.

mmar

The otential signi icance o the existing uildings and site has een considered in accordance with New South Wales Heritage criteria. While the existing uildings are a le to demonstrate a com lete hase o school education etween their o ening in the 1960s and their closure in 2006, we are o the o inion the ro erty is not o such otential signi icance that it should re uire urther consideration or assessment y Council or listing or management as a heritage item. However the assessment concurs that some inter retation, including archival recording and an onsite dis lay, would e a ro riate. An awareness o the site history including an early hotel in roximity and a uried time ca sule should also orm a com onent o the site management during the demolition and excavation hase o the ro osed develo ment.

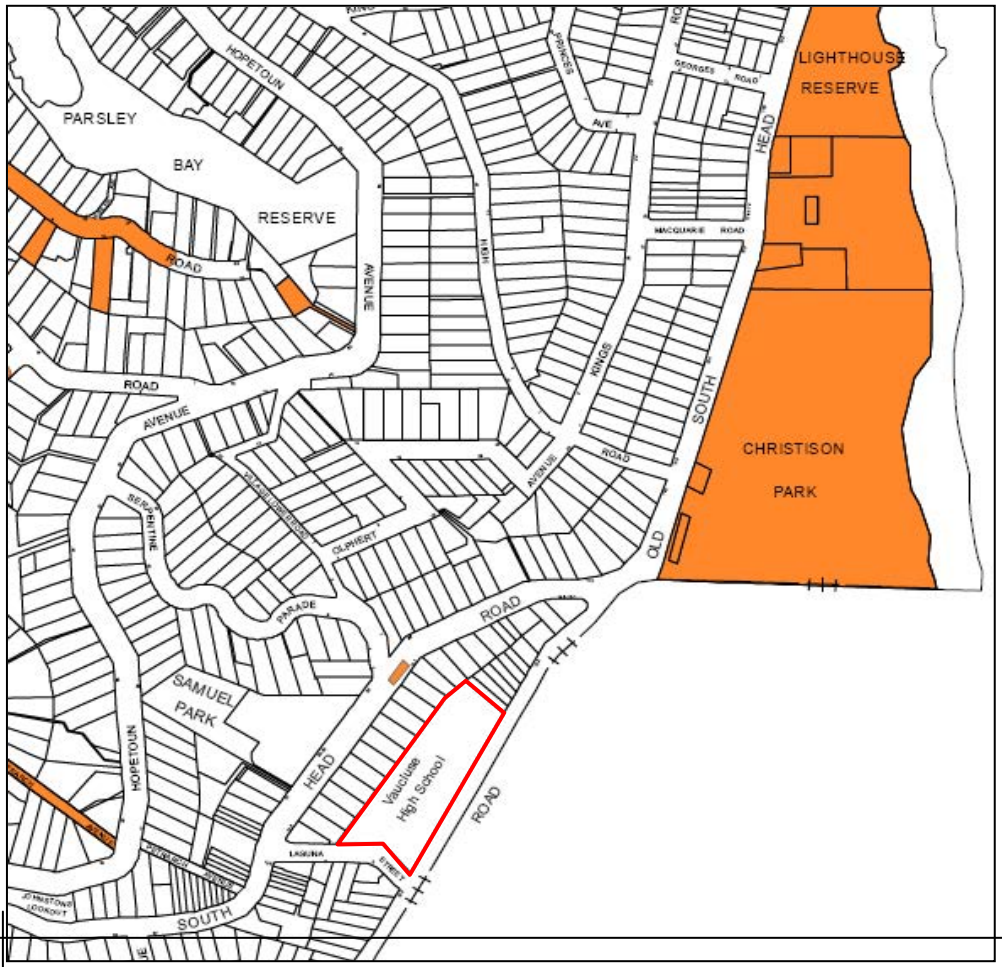
E A E PA A E E

This section will consider the Relevant Heritage Listings and the Signi icance o Heritage Items in the Vicinity an Identi ication and Assessment o Heritage Im acts Com liance with Relevant Heritage Plans and Polices a Consideration o Alternatives and Mitigative Measures and, a Summary o Heritage Im acts.

ele a eri a e is i s

llahra l al E ir me al Pla EP

The site is not identi ied as a heritage item or located within a heritage conservation area ursuant to the Woollahra local Environmental Plan LEP 1995. However it is located in the vicinity o heritage item s , which are listed in Schedule 3 o Council s LEP See Figure 3 .



gsa planning

Fi re
llahra al
E ir me al Pla
eri a e ser a i a

The listings include Mac uarie Lighthouse Buildings and Grounds. While the Mac uarie Lighthouse is not considered to e in the vicinity according to Council s de inition, Council s Heritage O icer has con irmed that this item should e considered. In addition the associated Bicentennial Coastal Cli Wal , is included.

a erle al E ir me al Pla EP

The site is close to the oundary o the Waverley LGA, which is de ined y Old South Head Road. The site is in the vicinity o the South Head Cemetery, which is a heritage item listed in Schedule 5 o the Waverley LEP C Landsca e Items and Sites . The Bicentennial Wal within the Woollahra LGA lin s with the reserves through Waverley rom Clar e s Reserve, as art o the coastal sandstone escar ment which is also listed as a heritage landsca e item.

eri a e A

The Mac uarie Lighthouse site is listed in the NSW State Heritage Register as an item o State signi icance.

mmar eri a e ems i he i i i

The Heritage Items in the vicinity are summarised as ollows see Ta le 1 and Photogra hs 9 to 14 . Relevant Heritage Inventory Forms are attached see Attachment 5 .

A E E A E E E		
e r	**i le Address**	**es ri i**
llahra EP		
11	Coastal Cli within Christison Par , Mac uarie Lightstation, Lighthouse Reserve and other locations rom Vaucluse to Watsons Bay	Bicentennial Coastal Cli Wal see Photogra h 5
37	New South Head Road, Vaucluse o . the intersection with Ser entine Road	Bus Sto Shelter, ormer Tram Sto see Photogra h 9
	Old South Head Road Vaucluse	Mac uarie Lightstation Buildings and Grounds including the Mac uarie Lighthouse and other items as descri ed see Photogra h 6
	Vaucluse Out all	Sewerage Out all serving metro olitan Sydney not hotogra hed
a erle EP		
L1	Old South Head Road, Vaucluse	South Head Cemetery see Photogra h 7 and 8
L2	Clar e Reserve, Vaucluse to Rodney Reserve Dover Heights	Coastal Sandstone Escar ment see Photogra h 10

Source: Waverley and Woollahra LEP



Ph ra h Mac uarie Lighthouse viewed rom Bicentennial Wal .



Ph ra h Mac uarie Lighthouse viewed rom Christison Par .



Ph ra h View across cemetery to the site rom Young Street.



Ph ra h South Head Cemetery viewed rom Old South Head Road.



Ph ra h Bus sto shelter/ ormer tram sto viewed rom New South Head Road.



Ph ra h Coastal Escar ment view south rom Clar e Reserve.

i i i a e eri a e ems i he i i i

Cultural signi icance or heritage signi icance , as de ined y Burra Charter 2000 means aesthetic, historic, scienti ic, social or s iritual value or ast, resent or uture generations . Heritage signi icance is em odied in the lace itsel , its a ric, setting, use, associations, meanings, records, related laces and related o jects.

For the ur ose o this heritage im act assessment the ollowing statements o signi icance and thematic associations have een ado ted as the asis on which the im acts o the ro osed develo ment can e assessed.

i e e ial as al li al

The signi icance o the Bicentennial Coastal Cli Wal is stated in the attached inventory orm as ollows

> The site o this Wal has strong historical lin s to the earliest days o the Euro ean Settlement o Australia, and as such has high social and historic signi icance. The uilding remnants such as the un ers and gun em lacements have high social and historic signi icance as art o the de ence systems initiated in the late nineteenth century and at the eginning o the 2nd. World War. The natural vegetation and roc ormations have high social and historical signi icance as art o the history o Euro ean develo ment o the Colony o New South Wales. The Signal Station and the Mac uarie Lighthouse have aesthetic signi icance as art o the historic develo ment o the area.

The Bicentennial Coastal Cli Wal exhi its themes associated with leisure in the orm o recreation and relaxation and themes associated with the develo ment o cultural and social institutions y roviding o ortunities or social activities.

s hel er rmer ram

The signi icance o the Bus Sto Shelter, ormer Tram Sto c1880 1909 is stated in the attached inventory orm as ollows

> A rectangular us shelter located at the corner o New South Head Road and Ser entine Parade, the structure which was ormerly a tram shed, is constructed o tim er raming with a tim er ramed hi roo clad in as estos cement diamond attern tiles with terra cotta ridge and inials which have een ainted. The roo has een cut o at the ront, and a ench seat is located at the ac wall o the shelter. The rear and side walls are clad in weather oard. Style Federation External Materials Tim er weather oards, as estos cement tiles, terra cotta ridge and inials, tim er raming. Internal Materials Bitumen looring, re cast concrete and tim er seat.

The ormer us shelter dis lays themes associated with trans ort o eo le rom one lace to another and systems or the rovision o such movements.

a arie i h h se ildi s a d r ds

As descri ed in the attached inventory orm, the Mac uarie Lightstation Buildings and Grounds com rises the Mac uarie Lighthouse, assistant Kee er's uarters, the sta les, head Kee er's uarters, stone retaining wall east o Lighthouse, gate osts, gas tan , our water tan s, remnant semi circular entry drive, central o en grassed lawns, remnant sandstone walls on the southern walls on the southern oundary, vegetation and grounds to the west o Kee er's uarters, the grounds to the east o the stone retaining wall, including the uarry.

The signi icance o the Mac uarie Lightstation Buildings and Grounds is assessed in the Mac uarie Lightstation Conservation Management Plan CMP , re ared y Clive Lucas, Sta leton & Partners Pty Ltd 2001 . The summary statement o signi icance or the site, included in the CMP, is as ollows

> The Mac uarie Lightstation is an Australian Historic landmar containing the rare remains o the early Palladian ins ired design y Francis Greenway and Governor Lachlan Mac uarie, a rare re lica o the Greenway lighthouse, the oldest lighthouse ee ers uarters in Australia and a su stantial exam le o mid Victorian eriod NSW lightstation design y ames Barnet.

Assessed in accordance with NSW Heritage Assessment the com lex ul ils the ull range o criteria i.e. historic evolution and association aesthetic social re resentativeness and rarity. It is o National signi icance.

The Mac uarie Lightstation exhi its outstanding landmar and landsca e ualities and has long een an identi ying sym ol o Sydney. At the time it was uilt, the original lighthouse was clearly visi le to the a roach y sea, the Governor's Domain, and many laces around the har our. The lightstation contri utes a signi icant romanticised landsca e to Sydney Har our as a whole, with a distinctive landsca e aesthetic the institutional neatness and stoic associations contrasted with the rugged scale o the cli to , wind lown landsca e ounded on two sides y windy coastal reserves.

The Mac uarie Lightstation is associated in one orm or another with most cultural themes and its associations with governance, settlement, trans ort and rovision o in rastructure o outstanding aesthetic uality lin ed to rominent historic ersonalities is exce tional.

a l se all

The signi icance o Vaucluse Out all is descri ed in the attached inventory orm as ollows

> Vaucluse Out all is one o six smaller systems which serviced the metro olitan region o Sydney which unctioned along with the three major systems which serviced the city Botany ocean Out all System, South & Western Sydney Ocean Out all System and Northern Sydney Ocean Out all System . It was one o three ocean out alls that did not treat sewage rior to dis osal. The other two were Diamond Bay No. 1 and No. 2 and Manly.

The Vaucluse Out all exhi its various themes associated with economic develo ment and settlement through the romotion and maintenance o the well eing o humans y technological or mechanical means and the rovision o communal services.

h ead eme er

The signi icance o South Head Cemetery is descri ed in the attached inventory orm as ollows

> The earliest cemetery in the Waverley district. O s ecial interest or its administration y a rivate trust rom 1845 to 1941. Includes the graves o several rominent citi ens. One o the est maintained and intact old cemeteries in Sydney. An excellent reminder o Victorian and Edwardian attitudes to li e and death. Es ecially im ortant or headstones rom the eriod 1900 1950. Headstones in a ine state o reservation. State signi icance.

The South Head Cemetery exhi its themes associated with the hases o li e in the inal stages o human li e and dis osal o the dead.

as al a ds e Es ar me

The signi icance o the Coastal Sandstone Escar ment, is stated in the attached inventory orm as ollows

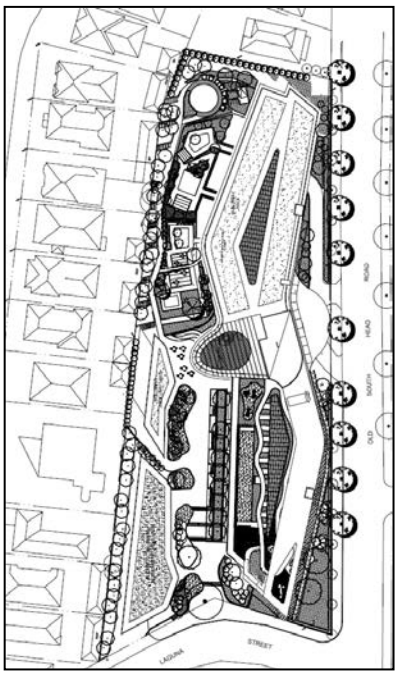
> Natural landsca e escar ment o considera le scenic value. Part o the character o Sydney's eastern eaches and oreshore. Regional signi icance.

The Coastal Sandstone Escar ment is associated with themes encom assing the creation and management o natural landsca es in an ur an setting.

de i i a i a d Assessme P e ial eri a e m a s

de i i a i P e ial m a s

The ro osal is or the demolition o the existing uildings and the construction o a Seniors Housing Develo ment. The ro osal will e nown as the Mar moran at Vaucluse Seniors Housing Develo ment . This develo ment will com rise three 3 se arate uildings. Building 1 will have rontage to Old South Head Road and will house a residential care acility containing etween 210 and 240 residential care acility eds. Building 2 will have rontage to Laguna Street and will contain 12 to 16 sel contained dwellings. Building 3 will contain a single storey dining room located near the western oundary. The ro osal will also include asement car ar ing, accessed rom Old South Head Road and Laguna Street, extensive site em ellishment and landsca ing. see Figure 4 .



Source: Marchese Partners

gsa planning

Fi re
Pr sed i e Pla

Not to Scale

The ro osed wor s are detailed in the architectural drawings re ared y Marchese Partners and descri ed in the accom anying Statement o Environmental E ects re ared y GSA Planning.

The otential im act o the ro osed demolition and re lacement develo ment on the signi icance and setting o the heritage items in the vicinity will now e considered. In addition, while the site is not identi ied in Councils lanning instruments as a nown or otential archaeological site, otential archaeological issues will also e considered.

Pr sed em li i

The ro osed develo ment will result in the removal o the ormer Vaucluse High School uildings that have existed or over 40 years. The signi icance o these uildings has een assessed in accordance with Council s re uirements or demolition, and recommendations have een made or their inter retation as suggested y Council.

The ro osed demolition wor s will also result in the removal o most trees on the site. The removal o the existing uildings and trees, in themselves, will not result in any adverse im acts on the signi icance o the heritage items in the vicinity. It will alter the setting o the cemetery in the short term due to the clearing o the site and wor s during the construction eriod.

Pr sed e la eme e el me

The ro osed re lacement develo ment would introduce art our 4 and art ive 5 storey Seniors Housing into the Old South Head Road streetsca e. The im act o the ro osed re lacement develo ment is assessed or each o the heritage items in the vicinity that are identi ied in the revious Ta le 1, and considered as ollows.

i e e ial as al li al

The Bi Centennial Coastal Cli Wal is located along the cli ace overloo ing the ocean etween Watson's Bay and Vaucluse and it orms art o a ro osed 20 m wal ing trail connecting south Head and Bum ora Point at La Perouse through a series o individual laces o natural and cultural signi icance. The art o the wal nearest the develo ment site consists o a athway that meanders along the to o the cli rom Ga Par to Christison Par .

The develo ment site is located at least 600m rom the nearest oint o the cli wal and it is visually se arated y existing eatures which include uildings, vegetation and roadways. These eatures would o scure the develo ment rom anyone using the cli wal . The coastal wal is located at a higher altitude and as the ul o develo ment is largely elow the level o the item it will not generate an adverse relationshi in terms o its scale.

The distance etween the develo ment site and the Cli Wal negates any otential or inter ering with leisure activities associated with the item. O ortunities or recreation and social activities will not e a ected. Conse uently the develo ment will not generate any discerni le im acts or the setting o the Bi Centennial Coastal Cli Wal .

s hel er rmer ram

The ro osed develo ment would e se arated rom the us sto shelter, ormer tram sto y the existing housing that ronts New South Head Road. From a site ins ection and analysis o the ro osed uilding sections as su mitted y the architect, the ro osed develo ment would not a ear in views o the us sto shelter re er revious Photogra h 13 . It would e o scured y the existing residential lat uilding and the vegetation on the individual sites.

The lac o visual connection ensures that the legi ility o trans ort themes associated with the us sto shelter is not diminished. Accordingly it is considered that the ro osed develo ment would not adversely a ect the signi icance or setting o the us sto shelter.

a arie i h h se ildi s a d r ds

The ro osed uildings would e located a roximately 620m 800m rom the Mac uarie Lighthouse uildings and grounds. The maximum height o the ro osal will e at a roximately 94m at the northernmost ortion o the develo ment. Based on in ormation contained in the attached Australian Heritage Commission Inventory Form, the Conservation Management Plan re ared y Clive Lucas, Sta leton and Partners 2001 and survey in ormation rovided y Council, the Mac uarie Lighthouse is 26m in height and the level at the ase is 85.5 AHD, which would ma e a maximum height or the lighthouse o 111.5AHD. There ore the ro osed develo ment would e in the order o 18m less than the height o the lighthouse in a solute terms.

Furthermore the ro osed develo ment and the Mac uarie Lighthouse will not e lin ed visually, when viewed rom ground level. That is, there would not e a view rom one site to the other. It is also noted that there are uildings o com ara le height to the ro osed develo ment that are located much closer to the Lighthouse see Photogra hs 15 and 16 . The hysical distance etween the develo ment site and the Lightstation ensures that the develo ment lends into the ac ground in the context o an o server within the curtilage o the heritage item.



Ph ra h View north rom site towards Lighthouse and Christison Par .



Ph ra h View south toward site rom Christison Par .

Based on our o servations, the ro osal would not com ete visually with any view o the Mac uarie Lightstation uildings rom the surrounds including the Bicentennial Coast Cli wal that runs through Christison Par and into Clar e Reserve in the Waverley LGA. In our o inion, it would not com ete in any views that may e availa le rom o the Mac uarie Lighthouse rom the sea or har our.

In addition, it is our o inion that it would not adversely a ect any views identi ied in the Conservation Management Plan or the Mac uarie Lightstation, re ared y Clive Lucas Sta leton & Partners 2001 . The landmar ualities o the heritage item are not diminished.

Conse uently it is considered that the ro osed develo ment will not adversely a ect the signi icance o the Mac uarie Lightstation uildings and grounds or its setting when viewed rom the surrounds including the heritage items in the vicinity com rising Bicentennial Coast Cli Wal and the associated ar s to the south.

a l se all

The existing out all, which is still in use, is concealed underground and not visi le to the u lic. Its a ric is too distant rom the develo ment site or the ro osed excavation wor s to re resent any threat. The a ove ground develo ment will not a ect the o eration o the out all and it cannot alter the meaning o the out all s cultural signi icance. Conse uently the develo ment will have no discerni le im act or the Vaucluse Out all.

h ead eme er

The South Head Cemetery located in the Waverley LGA is the only heritage item in the vicinity o the develo ment site with any direct visual connection ut only when loo ing northwest rom Young Street and Burge Streets, when uildings on the develo ment site a ear in the ac ground o the cemetery see Photogra hs 17 and 18 . However the signi icant u lic views o the cemetery are rom Old South Head Road loo ing east, when the develo ment site is ehind the o server and una le to generate any visual im acts. The most signi icant views o the cemetery are rom the to end o Old South Head Road near the Clar e Street corner when one loo s east and south east towards Diamond Bay with the Paci ic Ocean orming art o the ac ground and the variety o headstones stand out star ly against the s y. The ro osed uilding along the Old South Head Road rontage ado ts a curved and ste ed orm. This ena les its orm to e ex erienced as more recessive com ared to the existing wing o the high school that aces Old South Head Road.

The South Head Cemetery is ty ical o the traditional a roach to cemetery layout when its sel contained, otherworldly character was em hasi ed y the surrounding cemetery walls which strongly and distinctively demar its curtilage. The se aration o the cemetery rom its ordinary su ur an surroundings is urther de ined y its oundaries having een ormed y streets the widest o which is Old South Head Road. The hysical se aration ormed y the networ o streets ensures that the legi ility o the cemetery as a distinct and se arate entity associated with urial and commemoration remains undiminished. Furthermore the residential care unction o the new develo ment is legi le, re resenting a uilding irmly set in the living world which does not inter ere with the legi ility o mortuary customs associated with the cemetery. The direct relationshi etween the develo ment and the cemetery across Old South Head Road is not considered ro lematic as a heritage issue ecause the width o Old South Head Road is considered to re resent an ade uate se aration arrier.The additional ul im act is clearly negligi le. Potential ro lems re resented y the develo ment may only arise in relation to the cemetery where the develo ment site orms its ac dro as it is the case in Burge and Young Streets, loo ing north and northwest res ectively.

The im act o existing uildings can e seen in Photogra hs 17 & 18 where the utilitarian, almost industrial, and oorly articulated character o the school uildings generates an unim ressive ac ground, exacer ated y the length o the science loc . The hori ontal ands o stri windows also contrast oorly with the variety and aesthetically leasing modulation o the headstones. The rownish masonry used on the elevations is not sym athetic to the occasional rown tones o sandstone or granite headstones.



Ph ra h *:* View northwest rom corner o Burge Street and Young Street.



Ph ra h View west towards existing uilding rom Young Street.

Des ite the slightly larger ut still com ara le ul the develo ment avoids the detrimental uality o the school uildings. It resents an undulating and gently curving gla ed a ade which is not monolithic through the considered use o vertical ox rames which are generated in regular atterns though a arently distri uted in a random, seemingly natural manner. The attern generated y these rames will avoid the monotony o the existing school elevations see Figure 5 on the ollowing age .

Instead o the existing rown and grey uilding tones, the new develo ment is more luish green in colour through the extensive use o green tinted glass. For an o server in Young Street the new gla ed elevations should lend etter with the s y and rovide a more success ul delineation in the ac ground o the cemetery allowing its a ric to regain its rominence rom vantage oints in Burge and Young Streets.

An im ortant contri utory element in de ining the oundaries o the cemetery is the use o lanted rows o Nor ol Island ines *Araucaria heterophylla* in Old South Head Road and Young Street. A art rom their o vious aesthetic ualities as eauti ul street trees they have traditional associations with maritime settings where they were o ten lanted near ays and estuaries to indicate sa e anchorage. In Australia and New Zealand these associations were o ten extended sym olically in relation to cemeteries where Nor ol Island ines were commonly used to sym oli e the inal resting lace or haven. The ro osed lanting scheme o the new develo ment em loys Araucarias to so ten the develo ment edge along the street rontage. The lanting o Nor ol Island Pines rein orces the sym olic associations o the cemetery site in a ositive manner.

The ro osed extensive use gla ing as a a ade treatment re resents a otential heritage issue as uncontrolled re lectivity o gla ing can o ten have unintended and intrusive im acts. The ro osal is accom anied y a Re lectivity Re ort. The material descri ed in this re ort seems to resolve these otential ro lems.
As the designers were aware o this ro lem rom the eginning they were a le to address it y a ro riate mitigative strategies.

This includes the decision to undulate the acade which ena les a reduced sur ace area to e ex osed to sunlight at any one time. The curved design o the a ade should ensure that re lections are de lected rom the cemetery area most o the time. The other mitigative strategy is to use glass with low re lectivity index. The selected gla ing system was examined y Hyder Consulting Pty Ltd and they re orted on 4 May 2012 that the re lectivity o the selected glass is less than 20 , which is generally considered acce ta le y local government authorities. Furthermore, Hyder Consulting advised that the vertical ox rames which are constructed in metal will e treated to have very low re lectivity and concludes, inter alia

> The orientation o the Old South Head Facade is such that what little light re lection there will e will only e directed into the cemetery or a ew hours each morning. The curved nature o the acade means that that light re lection will not a ear a wall o re lected light rom the uilding, ut will instead e ro en down into smaller ragments o re lected light.

As the visual im act o uncontrolled re lection could e a signi icant al eit, rie occurrence, we are o the o inion that the ro osed low re lectivity glass is an a ro riate solution to avoid adverse im act or the setting o the heritage item.



he r sal as ie ed r m ld h ead ad r a e



he r sal as ie ed ear he i erse i a a ree a d ld h ead ad l i r h

gsa planning

Fi re Ph m a es

Accordingly it is considered that the ro osed develo ment will not diminish the signi icance o the cemetery or detract su stantively rom its setting. Furthermore the ro osed develo ment does not inter ere with the legi ility o historic themes associated with the South Head Cemetery re resented y urial customs and it rein orces them through the demarcation o the ac ground and use o a ro riate landsca ing.

as al a ds e Es ar me

The Coastal Sandstone Escar ment is the art o the coastal sandstone escar ment which extends into the Waverly LGA in Clar e Reserve. It orms a visual and hysical continuation o the Mac uarie Lightstation and Bicentennial Coastal Cli Wal grou s and as it is urther to the east than Christison Par . It is at an even greater distance rom the develo ment site than the Cli Wal . The relationshi etween the develo ment site and the Coastal Sandstone Escar ment is determined y the same actors as those or the reviously discussed Mac uarie Lightstation and Bicentennial Coastal Cli Wal grou s, there ore it is unli ely to e lin ed visually with the ro osed develo ment.

Conse uently the ro osed develo ment will not have any e ect on the signi icance or setting o the Coastal Sandstone Escar ment.

P e ial Ar hae l

As detailed in the revious section, it is considered unli ely that the site would reveal any archaeological material o signi icance. However, the rovisions o Section 139 o the Heritage Act would a ly i a relic were uncovered during demolition and excavation.

m lia e i h ele a eri a e Pla s a d P li ies

eri a e A

The Heritage Act 1977 aims to conserve the environmental heritage o NSW and esta lished the Heritage Council o NSW and State Heritage Register SHR . Section 4 o the Act states State Heritage Signi icance as, inter alia

> ..relation to a lace, uilding, wor , relic, movea le o ject or recinct, means signi icance to the State in relation to the historical, natural or aesthetic value o the item.

The ro erty is not listed on the SHR or data ase, and there ore the consent authority is Woollahra Council. In addition, the im act o the ro osed develo ment on the Mac uarie Lighthouse uildings and grounds, which is listed in the SHR, has een considered.

A relic is de ined in the NSW Heritage Act as ollows

> **reli** means any de osit, o ject or material evidence
> a which relates to the settlement o the area that com rises New South Wales, not eing A original settlement, and
> which is 50 or more years old.

As indicated, although the site is unli ely to contain archaeological relics o signi icance, the rovisions o Section 139 o the NSW Heritage Act 1977 would a ly in the event that any relics were to e uncovered during the course o excavation and/or uilding wor s.

llahra al E ir me al Pla EP

The Woollahra LEP 1995 contains o jectives in relation to heritage conservation that aim to ensure that new develo ment is sym athetic to and does not detract the heritage signi icance o heritage items and their settings. The ro osed develo ment has een designed to res ond to this o jective. This assessment o the im act o the ro osed develo ment on heritage items and their settings indicates that it will not result in any adverse heritage im acts.

Part 4 o the LEP contains heritage rovisions that relate to develo ment in the vicinity o heritage items, archeological sites or otential archeological sites. They state that Council must ta e into consideration the li ely e ect o the ro osed develo ment on the heritage signi icance on a heritage item and its setting and a otential archeological site when determining an a lication or develo ment o land in its vicinity.

The site is not identi ied as a nown or otential archeological site. This re ort has een re ared in res onse to the LEP re uirements in order to assist Council in its considerations o the ro osed develo ment and the ro osed develo ment is considered to satis y the LEP heritage considerations.

llahra eside ial e el me r l Pla P

The ro osed develo ment is located in the Vaucluse East Precinct ursuant to the Woollahra RDCP 2003. From a heritage view oint, the ro osed develo ment is considered to e consistent with the desired uture character o jectives or the recinct, which aim to ensure that the scenic ualities o the recinct are retained. The controls are considered in detail in the accom anying SEE and relevant matters such as the visual relationshi etween su ject site and the Mac uarie Lighthouse uildings and grounds have een considered in this re ort.

sidera i Al er a i es a d i i a i e eas res

In re aring this a lication, the architect has considered a num er o design o tions as descri ed in the accom anying SEE. The ro osed scheme is considered to e sym athetic to and com ati le with the heritage items in the vicinity, articularly the South Head Cemetery o osite, which is the closest heritage item in roximity. The ro osed develo ment is considered to have acce ta le heritage im acts there ore an alternative a roach or mitigative measures are not re uired.

Recommendations have een included in the revious sections in order to inter ret the ormer school site, and to manage any unex ected relics or inds, including the time ca sule.

mmar eri a e m a s

The site is not listed as a heritage item ut is located in the vicinity o heritage items. This HIS has een re ared in accordance with Council s re uirement to assess the im act on the heritage signi icance o the heritage items in the vicinity.

It is considered that the ro osed develo ment will not diminish the signi icance o heritage items, including the South Head Cemetery o osite and the Mac uarie Lightstation to the north. We also consider that it will not detract rom their setting, and does not call or alternative solutions or measures to mitigate heritage im acts.

In addition recommendations are made in the event that any relic is uncovered in the course o excavation.

The ormer Vaucluse High School uildings located at No.2 Laguna Street, Vaucluse are not identi ied as a heritage item under the Woollahra Local Environmental Plan LEP and are not located within a heritage conservation area. This re ort has een re ared as art o a Site Com ati ility A lication to the De artment o Planning or the demolition o the existing school uildings and construction o a Seniors Housing Develo ment. It has also een re ared in res onse to Woollahra Council s re uirements or a heritage re ort and statement o heritage im act to accom any a uture develo ment a lication or the demolition o uildings within the Woollahra Munici ality and develo ment in the vicinity o heritage items.

Considered with regard to the NSW Heritage Assessment Criteria, the existing site and uildings are considered to have some historical interest as a school com lex that was uilt in the c1960s res onse to the ost World War 2 a y oom , and as a design characteristic design o the eriod y the NSW De artment o Education y the NSW De artment o Pu lic Wor s Government Architects Branch . Based on our assessment, we are o the o inion that the uildings are not o such otential heritage value that they should e retained.

While the school is remem ered y ormer students, the uildings, since their closure, are unli ely to have otential social signi icance, articularly extending into the uture. However, as suggested y Councils heritage o icer, in order to recognise the resence o the ormer school, it is recommended that a hotogra hic archival record o the existing uildings and site, which orm art o this re ort, are consistent with NSW Heritage O ice guidelines see Attachment 1 . In addition, we also recommend that a small la ue or annotated hotogra h o the school should e incor orated in the main entrance/s to the ro osed develo ment in order to inter ret the ormer school.

The heritage im acts on a small num er o heritage items in the vicinity have also een assessed, including the South Head Cemetery o osite and the Mac uarie Lighthouse Lightstation to the north. It is considered that the ro osed develo ment, with its curved uilding orm, non re lective gla ing and landsca ing, including the rovision o Nor ol Island Pines will not diminish the signi icance o the heritage items in the vicinity or detract rom their settings. There ore the ro osed develo ment does not call or alternative solutions or measures to mitigate heritage im acts.

While the site is in roximity to the location o a long demolished early hotel later a re ormatory it is considered unli ely that the site retains archaeological otential, due to the extensive site terracing and levelling that occurred in uilding the school. Nonetheless an awareness o some archeological otential in res ect o the early hotel and a uried time ca sule which is not a relic in terms o the NSW Heritage Act , should also orm a com onent o the site management during the demolition and excavation hase o the ro osed develo ment. The rovisions o s139 o the NSW Heritage Act 1977, which a ly to the site automatically, re uire that an excavation ermit to e o tained in the unli ely event that a relic is discovered or ex osed during any excavation on the site.

A A E

PHOTOGRAPHS OF EXISTING BUILDINGS AND SURROUNDS, PREPARED BY GSA PLANNING

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Novem er 2007

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I A



Fi re Bloc A Location Plan



Photograph 1: The two storey north elevation of Block A as viewed from the basketball courts.



Photograph 2: The northern elevation of Block A as viewed from the basketball courts



Photograph 3: The single storey north elevation.



Photograph 4: Block A eastern elevation as viewed from the carpark. .



Photograph 5: Block A eastern elevation as viewed from the carpark.



Photograph 6: Block A single storey southern elevation as viewed from the school's main entry gates.



Photograph 7: Block A two storey southern elevation.



Photograph 8: Block A western elevation as viewed from the western corner of the site.



Photograph 9: Block A single storey western elevation as viewed from the western corner of the site.

I



Fi re Bloc B Location Plan



Photograph 10: Block B northern elevation as viewed from the covered pedestrian walkway.



Photograph 11: Block B northern elevation and covered student areas.



Photograph 12: Block B northern elevations and the covered communal areas.



Photograph 13: Block B northern elevations and the school entry gates.



Photograph 14: Block B eastern elevation northernmost section.



Photograph 15: Block B eastern elevation middle section.



Photograph 16: Block B eastern elevation southernmost section.



Photograph 17: Block B southern elevation



Photograph 18: Block B southern elevation



Photograph 19: Block B southern elevation



Photograph 20: Block B southern elevation



Photograph 21: Block B western elevation.

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Fi re Bloc C Location Plan Bloc C



Photograph 22: Block C northern elevation.



Photograph 23: Block C northern elevation.



Photograph 24: Block C northern elevation.



Photograph 25: Block C northern elevation.



Photograph 26: Block C eastern elevation.



Photograph 27: Block C eastern elevation.



Photograph 28: Block C southern elevation.



Photograph 29: Block C southern elevation



Photograph 30: Block C southern elevation.



Photograph 31: Block C western elevation.



Photograph 32: Block C western elevation.

I



Fi re Bloc D Location Plan



Photograph 33: Block D north elevation as viewed from the playground



Photograph 34: Block D northern elevation.



Photograph 35: Block D northern elevation.



Photograph 36: Block D northern elevation.



Photograph 37: Block D northern elevation as viewed from the open space at the centre of the school complex.



Photograph 38: Block D eastern elevation as viewed from the secondary vehicle driveway.



Photograph 39: Block D southern elevation as viewed from Old South Head Road.



Photograph 40: Block D western elevation as viewed from Old South Head Road.

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Fi re North Section o Site and Landsca ing Location Plan



Photograph 41: Cricket nets located in the north eastern corner of the site.



Photograph 42: Paved play area adjacent to the cricket nets in the north of the site.



Photograph 43: Brick planter located in front of Block D.



Photograph 44: Bituminous paved basketball courts and play area.



Photograph 45: Basketball courts and play area.



Photograph 46: Basketball courts and play area.



Photograph 47: Strip of grass located along the northern boundary of the site.



Photograph 48: Stairs from the basketball courts leading down to the main courtyard.



Photograph 49: The main courtyard.



Photograph 50: The main courtyard from covered way.



Photograph 51: Typical; bullnose brick wall detailing



Photograph 52: Typical steel and mesh and corrugated iron roofed covered way.



Photograph 53: Covered way.

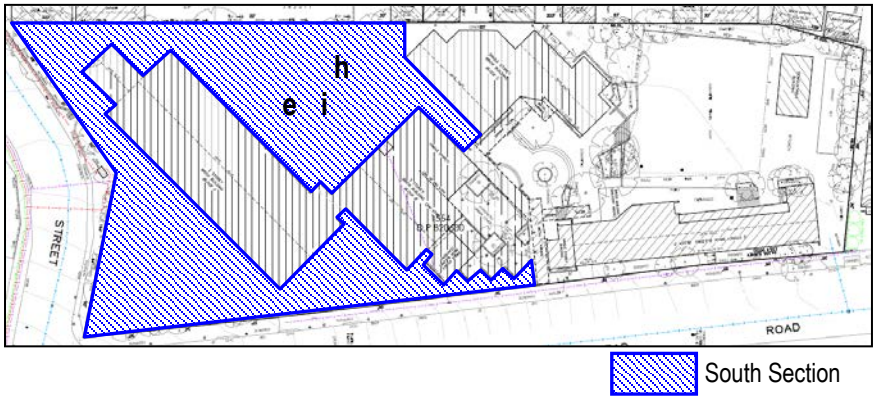


Photograph 54: Covered outdoor space.



Photograph 55: Covered outdoor space.

h e i i e a d a ds a i



Fi re South Section o Site and Landsca ing Location Plan



Photograph 56: Open grassed area.



Photograph 57: Concrete steps and open grasses area.



Photograph 58: Concrete retaining wall and bituminous paved basketball courts and playground.



Photograph 59: Open grassed and vegetated area.



Photograph 60: Landscaped and paved area leading to the basketball courts.



Photograph 61: Landscaped area adjacent to the main school entry. Note vandalised plaque, possibly marking school anniversary.



Photograph 62: Landscaped and bitumen path leading to the schools administration entrance.



Photograph 63: Basketball courts and play area.



Photograph 64: Covered way.



Photograph 65: Paved area in the south-western corner of the site.



Photograph 66: Paved play area.



Photograph 67: Play area and typical brick landscape wall. .



Photograph 68: Bituminous paved carpark accessed via Old South Head Road.



Photograph 69 Vehicle access driveway from Old South Head Road.



Photograph 70: School Administrative entrance gate located off Laguna Street Vaucluse.

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Photograph 71: Typical steel framed coved way with steel mesh screen and corrugate iron roof



Photograph 72: Metal awning detail in main courtyard.



Photograph 73 Typical aluminium window frames and glazing characteristic of similar elements throughout the buildings.



Photograph 74: Steps with metal handrail fixed to typical bull nosed brick landscape walls



Photograph 75:Typical step, wall and handrail detail



Photograph 76: Typical built landscape elements



Photograph 77: Typical brick wall detailing



Photograph 78: Bullnose brick wall adjacent to covered way



Photograph 79: Wall mounted outdoor seating



Photograph 80:Typival metal balustrade detailing s used throughout

A A E

LOCAL HISTORY LIBRARY REPORT

PREPARED BY WOOLLAHRA LOCAL HISTORY LIBRARY

Former Vaucluse High School site
Laguna Street, Vaucluse

This report on the history of the property has been compiled
from records held in the
Local History Collection of Woollahra Library.



View of the former Vaucluse High School from Old South Head Road, 2002
WLLC – PF 004455
copyright WHHS

Summary

This site, on the northern side of Laguna Street and the western side of Old South Head Road has most recently been used as a NSW State secondary school, opening as Vaucluse Boys High School in January 1960 and later operating as the co-educational Vaucluse High School (1982-2002), and finally as the Vaucluse campus of the Dover Heights-based Rose Bay Secondary College, from 2003 until April 2006.

The land was part of a larger holding purchased by the NSW government in 1877, having earlier been held in a succession of private hands following the issue of a grant to William Charles Wentworth, authenticated in 1838. An early inn or hotel building stood on part of the land purchased in 1877 by the government, however the siting of this 1850s building as indicated on an 1877 plan would suggest that the footings didn't intrude into the section of the site that was later associated with the Vaucluse High School.

Following acquisition by the colonial government, the land was used for a succession of penitential and welfare purposes, operating from a series of buildings – some of which were sited within the land later associated with Vaucluse high School - until the late 1920s, when all structures were demolished and the site readied for sale. A considerable portion of the government land was sold into private ownership for residential purposes during the following decade. A section of the site was retained in government hands, however, this becoming the site of the Vaucluse Boy's High School some forty years later.

Early history of the site and locality

Traditional ownership

Scholarship appears divided on the identity of the indigenous occupation of the South Head area. One view holds that the land from South Head to Petersham, an area that encompasses the modern local government area of Woollahra, was traditionally the land of the Cadigal people.[1] It has been argued elsewhere that there is evidence that the Birrabirragal group was based along the southern shoreline of Sydney Harbour and that these people were thus the traditional landowners of the area that includes the modern suburb of Watsons Bay and the South Head locality.[2]

Acquisition by Wentworth and excision from the Vaucluse Estate

The land encompassing the subject site was part of a crown grant of 370 acres to William Charles Wentworth, to which he finally secured title in 1838. Wentworth's interest in property in Vaucluse had begun with his purchase of the 145-acre Vaucluse Estate in 1827, from Captain John Piper[3]. The grant of 370 acres to the south east of this estate brought Wentworth's total land holdings in the Vaucluse district to an area of 515 acres. From this 515-acre nucleus, the modern suburb of Vaucluse evolved.

The consolidated Vaucluse Estate extended northwards from Samuel Breakwell's grant at Rose Bay (the northern boundary of which is today marked by the route of Bayview Hill and Towns Road) to the edge of the Village of Watsons Bay. Wentworth made his home on a portion of the estate at the head of Vaucluse Bay which had been occupied since 1803, when Sir Henry Brown Hayes built the rudiments of the house *Vaucluse,* subsequently enlarged by Wentworth into a substantial Victorian-Gothic house.

Wentworth clearly had hoped to capitalise on the sale of part of his property as soon as his title could be formalised. Having secured this, Wentworth set about having a large part of the land surveyed and subdivided. In July 1838, Mr A Polack announced the sale, on the 9th July, of ninety-four allotments of 'the celebrated estate of Vaucluse, the property of W C Wentworth Esq', as well as fifty-four allotments of 'The Village of Vaucluse', other Wentworth-owned land adjoining the settlement of Watson's Bay which was laid out as a 'marine village'.[4]

The land that would become the Vaucluse High School site was part of Wentworth's ninety-four acre offering, being part of Lots 27 and 28 within this scheme, apparently first consolidated by purchase at this sale. A plan of the land sold by Polack[5] suggests that both allotments were purchased in the name of 'T Mitchell', presumably at or soon after the auction.

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[1] City of Sydney Council website, 2006, www.cityofsydney.nsw.gov.au/barani.

[2] Martin, Megan "Thematic History of Watsons Bay", *Watsons Bay Heritage Conservation Study* Syd, WMC 1997 pp. 15-16.

[3] Captain John Piper, Naval Officer of the colony of New South Wales, who had amassed a large landholding stretching between Woollahra and Vaucluse, forfeited in the 1820s to Wentworth and to Daniel Cooper and Solomon Levey, through Piper's financial mismanagement. The Vaucluse property acquired by Wentworth was made up of three earlier grants, Laycock's, Cardell's and McGlynn's – the location and boundaries of the last of these believed to have been manipulated by Wentworth to ensure his title to *Vaucluse House.*

[4] *Sydney Morning Herald,* 9th July 1838 p.4.

[5] Original held Mitchell Library : M Series 4 000/1 MLMSS 8 Maps; copy held WLLHC – Vaucluse Maps/Plans

Later private ownership and transfer to the NSW government

Shown on the 1838 plan adjoining either side of Mitchell's holding are two areas of land purchased from Wentworth's estate in the name of L Curtis. To the north of Mitchell's Lot 28 was Curtis's Lot 29, a triangular site with its apex at the junction of New and Old South Head Roads. To the west of Mitchell's Lot 27, and separated from it by the line of an early carriageway from Old South Head Road into the *Vaucluse House* property, was Curtis's Lot 26.[6]

Details on an undated hand-drawn map in the library's collection shows Lots 26, 27, 28 and 29 - in present-day terms all that area between Laguna Street and the junction of New and Old South Head Roads - consolidated in the name of 'Curtis', so it would seem that Curtis had at some time purchased Mitchell's intervening two allotments. It is impossible to date this transfer from the sources in the Woollahra Library Local History Collection; however an 1840 plan of a sale of Vaucluse lands by Mr Lyons[7] suggests that ownership of Lots 26-29 remained at that time as it had been in 1838.

By 1853, when Surveyor General Mitchell completed a trigonometrical survey of Port Jackson[8], the footprints of several buildings on the land owned by Curtis were plotted, with the main complex labelled as an 'hotel'. An historical account of the Rose Bay, Vaucluse and Watsons Bay districts presented to the Royal Historical Society in 1951 by E C Rowland referred to this structure as follows :

> *Just on the opposite side of the road to where the Vaucluse Bowling Green is today stood for many years a long, low verandahed building, built about 1850 as a hotel.*[9]

A copy of an 1877 plan in the WLHC shows the subject land as part of an area conveyed to the crown by G C Hedgeland for the purposes of a reformatory in February 1877.[10] This shows the following details concerning the land earlier held by L Curtis:

Lot 29, subdivided into four separate parcels, of which two were held by T Fisher[11], one conveyed from A W Young to W Wallis, and one to which title was unknown;
Lot 28 conveyed from Susan Wallis at that time Mitchell library plan;
Lot 26 conveyed by Susan Wallis to W Wallis;
Lot 27 conveyed by Susan Wallis to W Wallis.

This plan also shows the siting and layout (external walls) of the structure referred to by E C Rowland and shown on Mitchell's 1853 survey, sited within the confines of Lot 26, with an entry from New South Head Road. It would seem from this evidence that any surviving remnants of this early structure would lie outside the perimeter of the former Vaucluse High School site. This plan has been re-drawn with modern annotations by Bruce Crosson to accompany a Woollahra History and Heritage Society *Brief* written on the Shaftesbury

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[6] The carriageway, labelled as 'Vaucluse Road' on the 1838 plan and later maps, dated from the occupation of that property by Sir Henry Brown Hayes, c1803-1812 according to research undertaken by Bruce Crosson, WHHS *Briefs*.

[7] Original held Mitchell Library : M5/811.1813/1840/1; copy held WLLHC – Vaucluse Maps/Plans.

[8] Reproduced as a background to images of Vaucluse House in Bogle, Michael *Vaucluse House* Glebe., Historic Houses Trust of NSW, 1993 p. 23.

[9] Rowland, E C "The story of the south arm : Watsons Bay, Vaucluse and Rose Bay", *The Royal Australian Historical Journal and proceedings* , vol XXXVII, Part 1, (1951) p. 229.

[10] Original held Mitchell Library V1/4: our ref AC 458.

[11] Presumably Thomas Fisher, son-in-law of W C Wentworth, husband to his eldest child, Thomasine.

Institute[12], the government-run facility that occupied this premises following government acquisition.

Given the date range of the records held by the Woollahra Local History Centre, the earliest name which can be traced in Rate, Assessment and Valuation Books in relation to this land is the name William Wallis, which appears in the earliest surviving Assessment Book of Woollahra Council [estimated date range, 1860-1863] in relation to a property of which details are consistent with the land in question. The description that appears in that record reads :

> *William Wallis – house, offices & garden; stone and shingled. (Late Edmonds, New South Head Road).*

The name William Wallis appears in WMC rate records in respect of this property from 1860 to 1877, with several occupants listed (variously James Keele, John Edward Kelly and Joseph Andrews) from 1870 to 1876. The premises on Wallis's holding is described as a 'Temperance Hotel' in the record compiled for 1876.

The shift from private to government owned property is reflected in the WMC rate record compiled for 1877, in which the occupant of the property is listed as Alexander Hamilton and the premises described as a 'government reformatory'. The earliest entry traced in the *Sands Sydney Directory* indicating government occupation of the land appears in the issue published for 1879, and refers to the premises as the Female Reformatory, The Heights, Watsons Bay. It should be noted, however, that no issue of the directory was published for the year 1878.

Use of the site for welfare purposes – the Shaftesbury institutions (c1877-1927)

The land purchased by the colonial government in 1877 was in total an area of 11 acres, 1 rood and 21 perches, and included not only the 'main' Shaftesbury site between present-day Laguna Street and New and Old South Head Roads, but also approximately 3 acres of land on the western side of New South Head Road, with a frontage opposite the former hotel building. This land was ultimately proclaimed as a public recreational reserve in 1930 (Samuel Park). While a 1924 Lands Department plan in the Woollahra Local History Collection indicates the 'Shaftesbury Institution' occupied the land on both sides of New South Head Road, the exact nature of the government's use of the 3acre parcel is unknown, and it would seem from an account given of Crown lands in Vaucluse by then Town Clerk Edmund Horler in 1922 that this site had never been built on.[13]

The main Shaftesbury site measured some 7 acres, 3 roods and 21 perches (including the area of the roadway separating Lots 26 and 27) according to the 1877 plan cited above. It would appear that the Crown's acquisition extended northwards from a line followed in approximate terms by present-day Laguna Street to the southern boundary of T Fisher's parcel that had been subdivided from the original Lot 29, as it would seem that the government did not purchase Fisher's land. Thus the Shaftesbury site fell just short of the junction of New and Old South Head Roads.

The first institutional use of the 7-acre government-owned site between New and Old South Head Roads was as a reformatory for young female offenders, which operated between c1879 and 1904. In 1886 this institution was listed for the first time in the *Sands Sydney Directory* as 'The Shaftesbury Girls' Reformatory', presumably named for Anthony Ashley-Cooper, the

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[12] Crosson, R B "The Shaftesbury Institute" *WHHS Briefs* No.117.

[13] Plan and report tabled by Edmund Horler dated 17.3.1924 listing Crown lands in the Municipality of Vaucluse arising from a request to Council from the Hon C W Oakes MLA re 'crown lands suitable for building purposes'. Copy held WLHC , Vaucluse Maps & Plans.

7th Earl of Shaftesbury (1801-1885) in the year following his death. An English philanthropist and political reformer, Shaftesbury's several Factory Acts of the mid-nineteenth century addressed the exploitation of children in industry, while his welfare initiatives led to provisions for the education of destitute children (the 'ragged schools' movement). Even after the girls' reformatory closed in 1904, the name 'Shaftesbury' was retained for later NSW government institutions that operated from the site.

A study of the administration of the juvenile correction system undertaken as a doctoral thesis in 2004 has supplied a number of details regarding the accommodation and operation of the Shaftesbury Girls' Reformatory. It would seem from research and reading undertaken for Peter Quinn's study *Unenlightened efficiency* that the former hotel building on the site was converted for use as a reformatory by the government, accommodating twenty-four inmates[14]. The footprint of the building shown on the site in a series of plans dating to 1889 in the WLHC collection[15] is an outline consistent with the former hotel building as shown in the Mitchell trig survey of 1853 and again in the plan of Hedgeland's sale to the NSW government in 1877 (*see above*). This would suggest no further buildings had been added to the site at that time.

According to Quinn's research, alterations were made to the hotel at the time of the government's acquisition of the site, and again in 1892 – the latter improvements presumably adding more buildings to the land. Photographs of the Shaftesbury Institution suggest that the site was eventually occupied by more than the original 1850s structure,[16] as does a 1930 plan for the subdivision of the Shaftesbury site as residential allotments. The outlines of buildings on the latter indicates an enlarged main building and several additional footprints, some of which additions fell within the area later reserved by the crown for a school.

A description of the site following the 1892 alterations is given in Quinn's study :

> *The main building enclosed a central courtyard ...three punishment cells with steel doors were added, together with a three metre corrugated iron perimeter fence, with the tops cut to a point to deter absconding. Accommodation for another forty-two inmates had also been provided, taking the capacity to about seventy.* [17]

It was noted that while superficially the architecture of the converted hotel and other buildings in the complex presented the appearance of a 'cottage' (the 'cottage system' being a successor to the so-called 'barracks system' of accommodating institutionalized persons, and a preferred option among social reformers at this point in history) the functioning of the institution itself, and the reality of the spatial organisation, were in fact 'distinctly penal [in] character'.[18] This, along with allegations of the harsh treatment of inmates exposed during hearings relating to the dismissal of a staff member in 1900, and with concern regarding the mingling of 'refractory' state wards (both male and female) with convicted female offenders, led to the closure of the reformatory in 1904, a decision in which social reformer Sir Charles MacKellar played a significant role. Quoting Dante, MacKellar had said of the institution in a 1903 report to the Under Secretary of the Chief Secretary's Department, that above its portals could

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[14] Quinn, Peter *Unenlightened efficiency: the administration of the juvenile correction system in New South Wales, 1905-1988.* Thesis for Doctorate of Philosophy, USYD, Jan 2004, p. 55

[15] Municipality Maps, Woollahra – 1860; 1877 with annotations to 1889.

[16] Smith, R F 'History of land on which Vaucluse High School stands' [unpublished paper, 198?] and PF000199.

[17] Quinn, Peter *Loc.cit.*

[18] *Loc. Cit.*

be written 'Abandon hope all ye who enter here.' Notice of the closure of the reformatory was published in the NSW Government Gazette, 12th April, 1904.[19]

The site was next used as the Shaftesbury Institution, which has been described as an establishment for the rehabilitation of 'the more hopeful cases among prisoners and inebriate females' - a form of intermediate home, during their time at which the inmates received special training prior to conditional release.[20] This new government undertaking is reflected in listings in the *Sands Sydney Directory* from the issue published for 1907 forwards, at first listed as the Shaftesbury 'Instructional depot' and later as the 'Shaftesbury Institution'. Directory listings for this facility between 1907 and 1912 indicate that the Shaftesbury Institution fell under the control of the Prisons Department, with a matron/superintendent in charge of its operations. The reason for the closure of the Shaftesbury Institution has not been established in the course of this research, but listings for the facility in the *Sands Directory* cease after the issue published for 1912.

On 9 March, 1915 the Shaftesbury complex was proclaimed a state institution for the 'reception, control and treatment of inebriates', after which it was known as the Shaftesbury Inebriate Institution for Males. The only state-run institution for alcohol and drug offenders of its day, the Shaftesbury Institution for Males operated under the control of the Prisons Department, in line with the principles of the NSW Inebriates Act (1900) and its successor, the Inebriates Act (1912). This legislation held that the state prison system, along with various private and charitable institutions, offered the most appropriate means of housing and treating 'inebriates'.[21] By the late 1920s, this decision and the attitudes that had shaped it were under question, acknowledging the role that the Department of Health might play in this area. The Shaftesbury Institution, 'widely condemned as a failure', was closed in 1927[22] - although listings continue for both institution and the officer-in-charge in the *Sands Sydney Directory* until the issue produced for 1930, in which no occupancy of the site is recorded. This vacancy signals the end of government operation of the Shaftesbury facility.

In 1929, when the NSW government announced its decision to sell the Shaftesbury lands, the reason given was that the land was 'too valuable for its present purposes'.[23] The unspoken corollary was that the use of the Shaftesbury lands for such 'purposes' was increasingly at odds with the suburbanisation of the surrounding area. In 1877, the site of the government's newly established reformatory had been suitably remote. Following the large-scale release of the Vaucluse Estate for residential development, which had begun in 1901, this was no longer the case.

It would appear that relations between the government and the Vaucluse community, especially the community as embodied in the local Council, were frequently strained by the presence of the Shaftesbury facility within the area. From 1895, the localities of Vaucluse, South Head and Watsons Bay were administered by the Council of the Borough of Vaucluse, the Minutes of which attest to the increasing sense of the incompatibility of such a provision within the evolving suburb. For example, in 1907, as a new use was sought for the site following the 1904 closure of the reformatory, Vaucluse Council was determined in its protest against the proposed establishment of a women's 'Lock Hospital' (that is, a hospital for the treatment of syphilis and other venereal diseases) in the vacant Shaftesbury facilities. It was unanimously resolved by the council to approach the member for the district to arrange for a deputation of residents of the eastern suburbs to protest against this proposal. The mayor

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[19] *Op cit* p. 56.
[20] http://www.records.nsw.gov.au/cguide/c2/corser25.htm#E26E73
[21] http://www.nada.org.au/downloads/NADA_submission_Inebrates_Act.3.doc)
[22] http://parliament.nsw.gov.au/prod/parlment/committee.nsf/0/2578557b574b0450ca256f000000123b/$FILE/03%20Inebriates%20Report%20-%20Chapter%202.pdf
[23] *Sydney Morning Herald* 25.6.1929.

was further empowered to allocate a sum of up to £5 for the preparation of a petition, and discussion was entered into as to whether or not to involve the press.[24]

Similarly, following the first world war, Council objected equally strenuously to the possible transfer of 'returned soldier prisoners' to the premises, resolving to approach the Department of Justice with the arguments that the buildings were unsuitable and the site 'too close to the cliffs at South Head' for any men who might be 'mentally affected'[25].

Subdivision and sale of the government's former Shaftesbury lands

In June 1929 the NSW government announced its decision to dispose of the 11 acres of Shaftesbury lands (which included the land on the western side of New South Head Road) as 'residential blocks', to be sold at auction the following summer.[26] The proposed subdivision, like the former facility itself, became the centre of fierce controversy reaching well beyond the local community to involve the Town Planning Association of New South Wales and to attract the condemnation of Leslie Wilkinson, the University of Sydney's first Professor of Architecture, who pronounced the plan as 'forty years behind the times' and 'drawn up to make money from every inch'[27].

As with the functioning and purpose of the former institutions, the proposed subdivision for the Shaftesbury land was criticized as being out of keeping with the standards set for the residential district of Vaucluse. Alderman Sautelle of Vaucluse Council was quoted as protesting : 'This site is of unequalled beauty, and yet it is proposed to turn it into allotments suitable for no other place but Woolloomooloo,' while the then Mayor of Vaucluse, Alderman Samuel declared, 'This subdivision would not be tolerated in Rookwood,' claiming that the small allotments would mean 'small homes and more flats.'[28]

Elsewhere, Council's opinion was summarised thus :

> *The plan, according to the council, is totally opposed to the requirements of the municipality and evidently intended to attract the smaller investor to this high-class residential suburb...*[and] *if carried out in detail, would have, it is alleged by the council, a detrimental effect on surrounding properties.* [29]

According to reports in the *Herald* and other Sydney dailies, the government's plan for the 11 acres involved subdivision of the land into 71 allotments, of which 54 were to be designated as residential sites. The configuration required the provision of a number of access roads, the most significant of which was a proposed roadway to connect Hopetoun Avenue and New South Head Road via the former Shaftesbury land parcel on the west of the latter road. Council and various supporters protested that the blocks in the scheme were unacceptably small (it was claimed that some would have a frontage of less than 30 feet, whereas the average frontage in the Vaucluse Estate releases was 60 feet in width) and the planned roads were considerably narrower than the desirable 66 foot standard.[30]

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[24] VMC Minutes 16.10.1907 p. 228.
[25] VMC Minutes 21.4.1920 p. 135.
[26] *Sydney Morning Herald* 25.6.1929.
[27] *Sydney Morning Herald* 30.10.1929.
[28] *Evening News,* 17.11.1929
[29] *Sydney Morning Herald* 15.10.1929.
[30] *Sydney Morning Herald* 30.10.1929.

A series of newspaper accounts indicates that deputations were sent to state ministers, and a battle waged on the letters pages of newspapers. Two writers, the pseudonymous 'Ajax' and local man Fred Davison[31] provided a voice in support of the subdivision, arguing that the area was already well catered for in terms of open space (the favoured alternative use proposed for the former Shaftesbury site) and that the revenue raised from rates on the land once it was sold into private hands would benefit the municipality as a whole.

A plan received by Vaucluse Council in February 1930 shows a modified scheme of the government's original plans for the Shaftesbury land. Of immediate note is the annotation 'To be reserved' applied to the 3 acre portion of crown land which lay on the western side of New South Head Road. This land was gazetted as a public reserve in August 1930 and named for Alderman A C (Charlie) Samuel 'who was largely instrumental in having the area set aside for park purposes.'[32] Part of this site was later leased to the Vaucluse Bowling Club, greens established and a clubhouse built, these facilities officially opening in August 1940.[33]

The amended plan for the main area of land nevertheless dedicated the entire land area to building allotments and access roads. Accompanying documentation (correspondence between Council and the Department of Lands) indicates that frontages had been increased and that the entire area was now set aside for residential development – an intention which the council sought to have formalised by a covenant specifically prohibiting the future erection of any shops[34].

While the amended plans were clearly more acceptable to Vaucluse Council than had been the government's first proposals for the disposal of the former Shaftesbury site[35], the final outcome – in which land was reserved as the site of a future school - differed substantially again from the February 1930 scheme. The sequence of events during the interim period (1930-1935) has not been researched due to time constraints; however, when the first auction sale of lands from the former Shaftesbury lands was held in December 1935, significant change had been made which saw a far smaller portion of the available crown land released for sale. On the crown land parcel between New and Old South Head Roads and Laguna Street, residential development was ultimately confined to the perimeter of the site, following the New South Head Road frontage and the northern end of the Old South Head Road frontage.

The sales strategy was apparently one of release in stages. In 1935, nine building sites (Lots 1441-1449) on the New South Head Road frontage extending northwards form from Laguna Street were offered for sale, each with a frontage of between 55ft-57ft. These sites are today known as Nos 105-119 New South Head Road. The subdivision plan produced for this sale indicated that land to the north would be released later: 'Crown lands for possible future subdivision' is noted on the plan immediately north of Lot 1449 (No 119 New South Head Road.).[36]

A further sale in 1938 re-offered certain unsold sites from the 1935 auction and a series of additional sites (Lots 1459-1469). Two other additional allotments shown on the subdivision plan printed for the February 1938 auction sale, Lots 1457 and Lots 1455, are noted as

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[31] Fred Davison was, in conjunction with Hardie & Gorman Pty Ltd, an agent for the sale of the former Shaftesbury lands when nine residential sites were offered for sale in 1935 (SMH 6.11.1935)

[32] Jervis, James *History of Woollahra* Syd., WMC,1960 p.173

[33] Jervis, James *History of Woollahra*. Syd., WMC,1960 p. 120.

[34] Letter dated 24.2.1920 from VMC to Land Department, arising from decision recorded in VMC Minutes 19.2.1930.

[35] Council's committee recommended approval of the amended plan on condition the covenant re shop sites was implemented VMC Minutes, 19.2.1930.

[36] Original plan held Mitchell Library; WLHC - Aperture Card Collection –Plan No 120.

already sold. Both these allotments and Lots 1468 and 1469 had frontages to Old South Head Road[37]. The sites created on the New and Old South Head Road frontages now support a series of unit buildings and houses dating from the inter-war period, along with occasional replacement buildings, at Nos 105-137A New South Head Road and Numbers 110-124 Old South Head Road.

The site that became Vaucluse High School was also created at this time, as the residue withheld from these crown land sales. The land parcel is shown on the 1935 subdivision plan as an area of reserved land, however there is no indication given on this plan that any definite purpose had been settled upon for this section of the former Shaftesbury land at that time[38].

By 1938, when the second issue of crown land building sites was on offer, this reserved land was designated as reserved 'for public school' and an adjoining parcel, R 65960, 'for public school, addition'.[39]

Use of the site for educational purposes

By 1940, the subject site, described as an area of 3 acres, was listed in Valuation Lists of the Department of the NSW Valuer General as the property of the NSW Education Department. The site was described as amounting to 3 acres in area and comprised of two parcels, R62401 and R65960, consistent with the details on the subdivision plan produced for the crown land sale of 1938. It was a further 20 years, however, before a school opened on the site.

Vaucluse Boys' High School was the first state secondary school established in the municipality of Woollahra, and remained at its closure in 2006 the only state secondary school to have operated within this local government area. The school opened its doors in early February 1960 with an anticipated enrolment of 400 boys, which was expected to rise to 700 by 1962[40]. The school was officially opened eighteen months later, on 30th June 1961, at which time the enrolment was 630.[41] The first headmaster was Mr Ken Harris.

In 1982 the school became a co-educational secondary school and operated under the name Vaucluse High School. This reflected a general departmental policy to create opportunities for co-educational schooling. At the same time, the nearby Dover Heights Boys' High School, which had opened in 1967, was closed down and the school community amalgamated with the Dover Heights Girls' High School.

The school community expanded considerably during the 1960s - 1980s, evidenced by the increased buildings on site. Peter Goot, part of the first intake of students in 1960, contemplating the school's closure in 2006, remarked :

> *In 1960 I attended my first assembly in this assembly hall on the first day that the school opened. ...The school premises ended just outside this assembly hall. None of the development that now appears, the Science block and other structures "up the back", were there in our day. Rather there were cricket nets and open space.* [42]

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[37] Original plan held Mitchell Library; WLHC - Aperture Card Collection –Plan No 19.
[38] Aperture Card Collection –Plan No 120.
[39] Aperture Card Collection –Plan No 19.
[40] Jervis, James *A History of Woollahra* Syd., WMC, 1960 p. 100.
[41] *Sydney Morning Herald* 1.7.1961, p. 5.
[42] http://www.vauclusehighschool.com/index.htm

The move to co-education also made demands upon the site. A newspaper report of the school's silver jubilee celebrations in 1985 lists a series of facilities added to the school in the wake of this change : new home science facilities, a library, science laboratory, photography darkroom, sports courts, and an enlarged industrial arts building.[43]

In April 2001, the NSW state government unveiled a plan under the title 'Building for the future', which included proposals to address the issue of falling High School enrolments in certain Sydney areas. Within this plan was included a proposal to merge Vaucluse High School with Dover Heights High School - the nearest state secondary school, which had begun in the 1940s as a domestic science school for girls. Under the government's plan, the Dover Heights property was to be refurbished as an educational facility, this work financed by the sale of the Vaucluse High School site.

The two schools enrolled their first combined Year 7 intake in 2002, and the merged school population was officially proclaimed under the name Rose Bay Secondary College in 2003. While the refurbishment of the former Dover Heights High School was carried out, the Vaucluse site continued to operate as a campus to accommodate the senior years. In April 2006, with building works at Dover Heights completed, the Vaucluse site was formally vacated and a reunion/farewell held to mark the occasion on 9th April, 2006.

The site in the context of the surrounding locality

The earliest European settlement of the South Head area was driven by maritime and defence needs, with the establishment in 1790 of a Look-Out Post on present day Signal Hill. The makeshift housing of the soldiers sent to man this facility provided the first structures of any permanent nature in the area, while the formation of Old South Head Road in its most rudimentary form was undertaken to provide a route from the main settlement to the Look-Out. A small maritime village (fishermen, pilots, lighthouse-keepers) began to evolve at nearby Watsons Bay in the early nineteenth century, and small farms were established on minor land grants in the Vaucluse area, with Sir Henry Brown Hayes building the cottage from which *Vaucluse House* evolved in 1803. Nevertheless, when Surveyor Mitchell surveyed the area in 1853, the hotel building later used for the Shaftesbury Reformatory was one of the few structures in the immediate area of the subject site.

Residential and commercial development of the area adjacent to the former Vaucluse High School site developed in earnest some 40-50 years before the establishment of the school. The Vaucluse Estate lands were released for suburban development as a series of subdivisions beginning in 1901 - the impetus to development provided by improved public transport to the locality at the turn of the century, with a ferry service to Parsley Bay beginning in 1902 and the extension of the tramway from Rose Bay to South Head opening in 1903. The latter development brought public transport to the doorstep of the subject site.

The section of New South Head Road just to the south of the Shaftesbury Reformatory came to be known at this time as the 'Piper Loop', the name directly associated with the operation of the tramway[44]. A small commercial 'hub' developed around this area, adjacent to the Shaftesbury lands. Land on the western side of this section of New South Head Road was released from the Vaucluse Estate from 1910 onwards as the 10th and 11th subdivisions, while former Wentworth land on the eastern side was released as the Crown of Vaucluse Estate

[43] *Sydney Morning herald* 13.6.1985, p.6.

[44] 'Crossing or crossover loops', as they were called, provided opportunities on a single line track for trams to pass or overtake each other via a short section of track running parallel to the main line and linked to it at each end, effectively forming a 'loop'.

from 1918 forwards. Building Registers of Vaucluse Council evidence substantial building activity during the 1920s, as shops and dwellings were built on either side of the roadway.

The 1930 issue of *The Sands Sydney Directory* lists a total of twenty commercial establishments in the locality – ten on either side of New South Head Road – and records a mix of retail activity (from food outlets to haberdashery and a pharmacy) and service industry, such as a hairdresser, motor garage and two estate agencies.

The rapidly established popularity of the Watsons Bay tram route and the consequent increase in tram traffic saw approval secured to duplicate the tram-line from Dover Road to Piper Loop, this work carried out between January and March 1910, and ending the need for the first three of the crossover loops on the route beyond Rose Bay, including 'Piper'.[45] In 1922, Vaucluse Council received a petition from residents asking that the name 'Piper Loop' be discontinued as a destination displayed on the front of the trams, and substituted with the name 'Vaucluse Heights'.[46] While the Tramway Department protested that the expense of the change could not be justified,[47] the petition to change the locality name would seem to have been associated with a local pride in the commercial and suburban development of the area.

Laguna Street, the southern edge of the subject site, appears to have been seen as the 'hub' of this small commercial district. A second petition from Vaucluse locals in 1922 drew attention to the need for a post office for the Vaucluse community, with the preferred site identified as the corner of New South Head Road and Laguna Street.[48] Again, while Council supported the petitioners, the postal authorities, when approached, refused on the grounds that the district was already well served for postal facilities. Perhaps in compensation, a public telephone was installed at 'Piper Loop' in December 1922,[49] and in early 1923 Council secured land from the government to allow for the widening of Laguna Street, having sought the creation of a stopping point on the tram route at Laguna Street the previous year.[50]

Social and historical significance of the site

The former Vaucluse High School site is unique within the Woollahra Local Government area in its association, through the various functions of the Shaftesbury facility, with a series of New South Wales government initiatives to house and rehabilitate offenders and/or social victims during the period ranging from the 1870s to the 1920s. The closure of the facility and the redevelopment of the site in the 1930s illustrates the incompatibility of such a institution within an emergent middle-class neighbourhood of the early twentieth century.

The subject site has been specifically connected with some forty-five years of state education as the location of the only state secondary school to operate within the Woollahra local government area. The opening of this school in 1960 was consistent with educational trends of the post-war era, when a number of factors (mass migration and the 'baby-boom', increasing affluence, higher educational aspirations among the community and previously inexperienced school retention rates) combined to overturn an historical dependence upon the non-government and Catholic school systems as providers of secondary schooling. The newly established Vaucluse High School joined an existing eight non-government secondary

[45] Keenan, D R *The Watsons Bay Line.* Syd., Transit Pr., 1990. p. 37.
[46] Minutes of Vaucluse Council, 1.11.1922 – Vol 8, p. 165
[47] *Op. cit.*(VMC) 6.12.1922 - Vol 8 p. 175
[48] *Op.cit.* (VMC) 1.11.1922 – Vol 8, p. 165.
[49] *Op. cit.*(VMC) 20.12.1922 – Vol 8 p. 181.
[50] *Op. cit.*(VMC) Vol. 8 6.12.1922 p. 178.

schools in Woollahra[51]. These schools all had their origins in the nineteenth century or early decades of the twentieth century.

The collection of buildings on the former High School provides physical evidence of the period of growth of this local high school, typical of state trends, during the 1960s to the early 1980s. In 1985, the Vaucluse High School reflected upon the achievements of 25 years in a silver jubilee celebration, and a time-capsule was placed on the site on 15th June[52].

Similarly, the closure of Vaucluse High School in the first years of the new century reflected not only a shift in the demographics of the local area but also a widespread and steep growth in non-government school enrolments occurring since 1977, in which year the non-government enrolment share had reached its lowest point.[53] The decision to amalgamate Vaucluse High School with Dover Heights High School was a direct response to declining enrolments and anticipated further falls, and the financing of improved facilities at the combined Dover Heights campus through the sale of the Vaucluse property was described as a move to enable the new school to 'compete effectively with nearby non-government schools'[54].

Ownership, occupation and usage

The two tables below (Tables 1 and 2) summarise the succession of ownership and occupation of the subject site – the first based on Woollahra and Vaucluse council rate records and the second created from reference to the *Sands Sydney Directories* (published by *John Sands Ltd* 1858-1932)

Building work

Information in Table 3 (below) has been taken from the Woollahra Council Building Index Cards to Building and Development Applications, in which only one item has been traced. Further information and access to original plans is available at the Customer Service Section of Woollahra Council.

Jane Britten
Local History Librarian
Woollahra Library
June 2007

[51] Ascham; Christian Brothers College, Rose Bay (closed 1967); Cranbrook; Holy Cross College (closed 2001); Kambala School for Girls; Moriah College (moved to Waverley LGA, 1994); Sacred Heart Convent, Rose Bay; The Scots College.

[52] *Sydney Morning Herald* 13.6.1985, p.6.

[53] *Review of non-government schools in New South Wales*, Report 1 (*Grimshaw Report*) 2002. https://www.det.nsw.edu.au/reviews/ngsreview/contents.htm pp.1-2.

[54] *Building for the future : an education plan for inner Sydney; Eastern suburbs* [promotional pamphlet] NSW Department of Education and Training [2000?].

Table 1 : Succession of ownership as shown in Rate and Valuation records: WMC & DVG as relevant			
Year/s	**Record**	**Event**	**Comments**
c1860	WMC Assessment Book	First record of site traced in WMC Rate and Assessment Books. William Wallis listed as the owner of a property described as 'house, offices & garden; stone and shingled'.	Earliest surviving Council Assessment Book, believed to date from between1860 (when WMC was incorporated) and 1863. An additional note on entry reads 'Late Edmonds, New South Head Road'
1870 to 1876	WMC Rate & Assessment Books (various)	Occupancy of site and use as hotel verifiable in rate records. The site is listed under New South Head Road from 1871. The building is described as comprised of 15 rooms (1871) and named as the *Temperance Hotel* (1876).	Wallis recorded as property owner with a series of occupants. Occupancy as follows: • James Keele, 1870 • John Edward Kelly, 1871 • James Keele 1872-1875 • Joseph Andrew, 1876.
1877	WMC Rate Book	Acquisition by the NSW colonial government for use as a reformatory.	Entry lists Alexander Hamilton as occupant of property and describes the property as a 'Government reformatory'.
1930	VG Valuation List (triennial)	Government readies former Shaftesbury lands for subdivision and sale.	Series of allotments listed in the name of the crown under the descriptor 'Old Shaftesbury'.
1940	VG Valuation List (triennial)	Reservation of the land for a public school.	R62401 & R65960, an area described as 3 acres, listed under the name of the Department of Education.
1958	VG Valuation List (triennial)	3 acres described as unimproved.	Final entry in (triennial) VG records for the site as an unimproved parcel.
1962	VG Valuation List (triennial)	R62401 & R65960, now described as Vaucluse Boys' High School.	School opened for first intake of students, February 1960. ***Most recent VG Valuation List held at WHLC Dec 1968.***

Table 2 : Information from the *Sands Sydney Directory* 1858 – 1932/3.

(Information taken at varying intervals to show pattern of occupation and use)

Year of Publication	Details
1858-1865	No entry identifiable as consistent with the subject property. Frequency of publication varies.
1866-1875	Varying entries for James Keele at 'The Heights, South Head' or 'New South Head Road, South Head'. Frequency of publication annual; no issue published for1872 or 1874.
1876-1877	No entry identifiable as consistent with the subject property.
1878	Directory not published.
1879-1885	Female reformatory, The Heights, Watsons Bay. [Names of superintendents and matrons typically included within the entries. First recorded in the Directory : Alexander Hamilton, 'custodian.']
1886	First entry as the 'Shaftesbury Reformatory', indicating establishment of name for the government facility.
1905-1906	No listing for the property. [Vacant; reformatory closed 1904, *NSW Govt Gazette*]
1907	'Instructional depot, Shaftesbury'. [Re-opened as correctional facility.] Mrs McDermott, matron/superintendent.
1909-1912	Shaftesbury Institution (Prisons Department).
1913-1914	No listing for the property.
1915 - 1916	Shaftesbury Home, Matron Mrs E Arnold.[Re-opened to treat 'inebriates'.]
1926 - 1929	Shaftesbury Inebriates Institution.
1930-1932/3	No listing for the property. ***Final issue published of the*** *Sands Sydney Directory1932/3*

Table 3 – Applications to build (as traced through WMC Card Index to Building Registers.)				
Year	**Application no**	**Owner**	**Builder/Archt**	**Type of Work**
1970	File 411	Vaucluse Boys High School	Glencoe Williams	Entrance Gates

List of attachments and supporting documentation follows, p. 16.

List of Attachments

Maps and plans

1. Enlarged portion – current cadastral of Woollahra
2. Hand-coloured tracing showing the boundaries of the 370 acre grant to William Charles Wentworth. Plan undated
3. Enlarged portion of 1838 plan of sale of Vaucluse (Original held Mitchell Library : M Series 4 000/1 MLMSS 8 Maps; copy held WLLHC – Vaucluse Maps/Plans).
4. Portion of 1840 plan of Lyons sale of part of the Vaucluse Estate (Original held Mitchell Library : M5/811.1813/1840/1; copy held WLLHC – Vaucluse Maps/Plans).
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7. Enlarged portion of Municipal Plan of Woollahra, c1860, annotations to 1877?
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Photographs

16. Photocopy of photograph PF000199 showing Shaftesbury Institution buildings c1900 (plus enlarged photocopy centred on buildings).
17. Photocopy of photographs (2) PF000030 showing interior and exterior views of Vaucluse Boys' High School photographed at what is believed to have been the Sydney conference of the Australian and New Zealand Institute of Inspectors of Schools, c1960.
18. Photocopy of photographs (8) PF004455 showing exterior views of Vaucluse High School buildings photographed by Bruce Crosson of the Woollahra History and Heritage Society, 2002.

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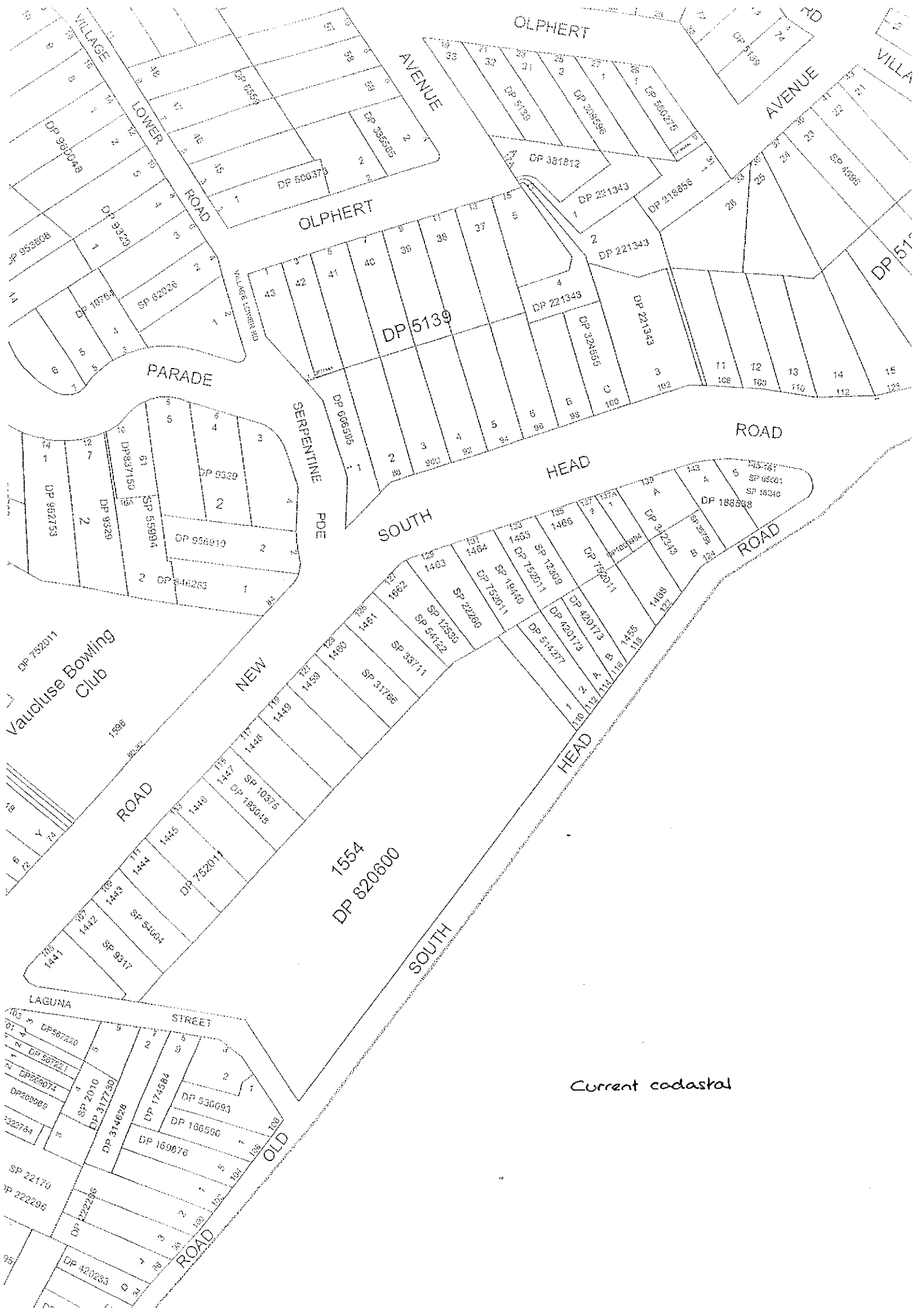
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Current cadastral



Hand coloured tracing, undated

'showing land at Watsons Bay'

NB - 370 acre grant to W. C. Wentworth.

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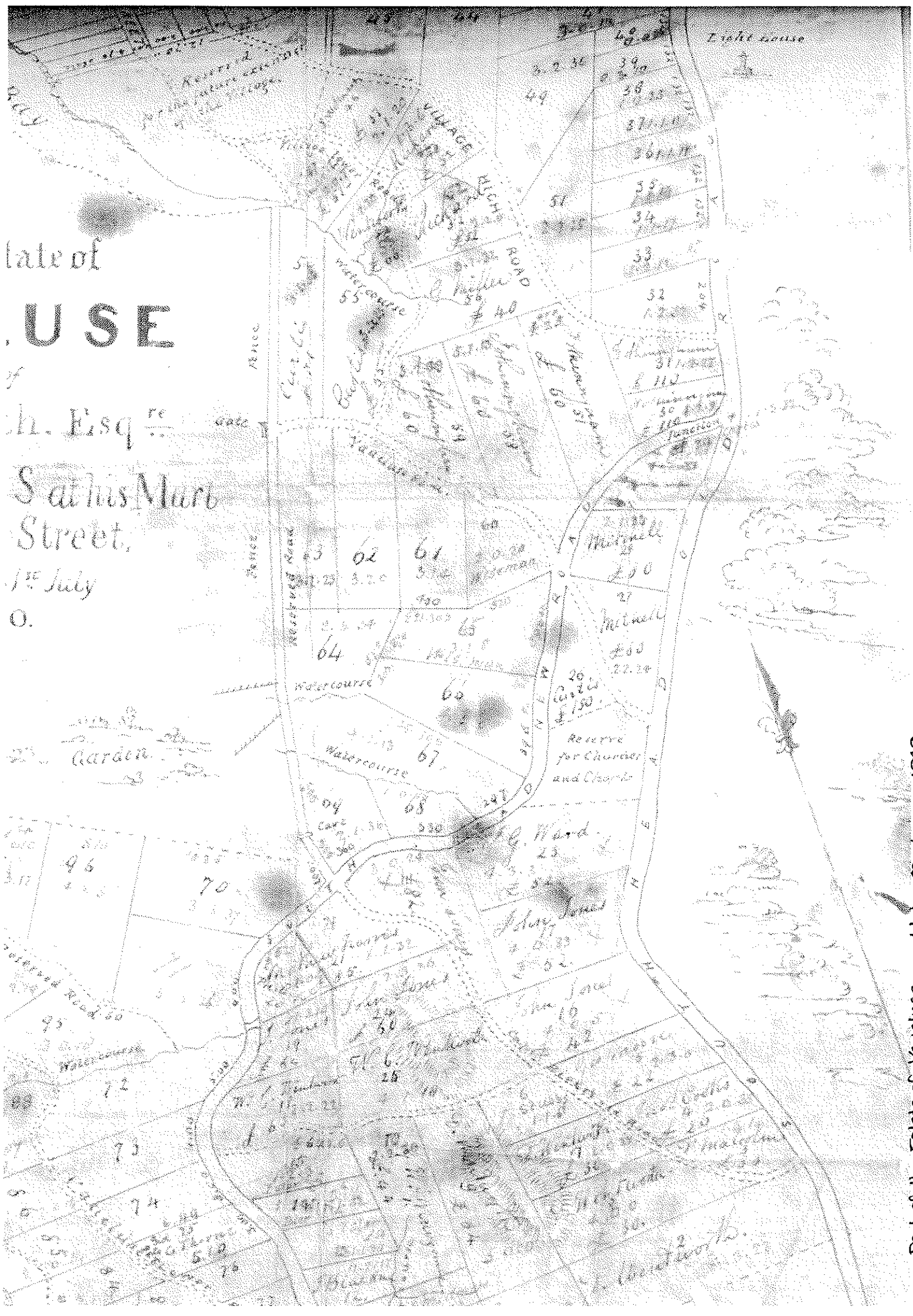
NAMED

VAUCLUSE

as Sold by Mr. Polack,

on 9 July, 1838.





Part of the Estate of Vaucluse - sold by Mr Lyons 1840

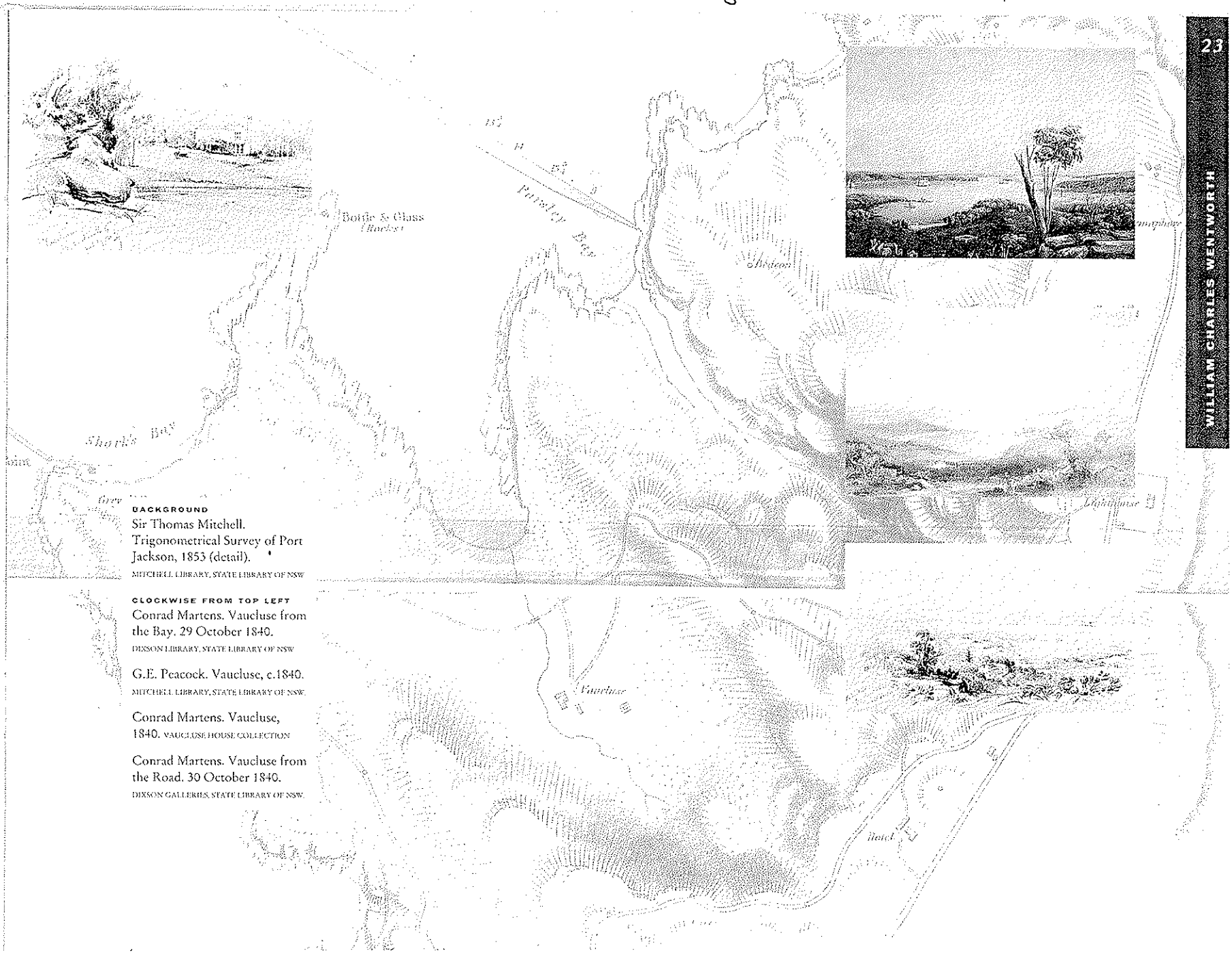
Undated tracing showing Curtis
in possession of Lots 26-29.

1853 Trig map (Mitchell) - portion reproduced in

Bagle, M Vaucluse House Glebe, HHT, 1993 (hotel, bottom right hand corner)

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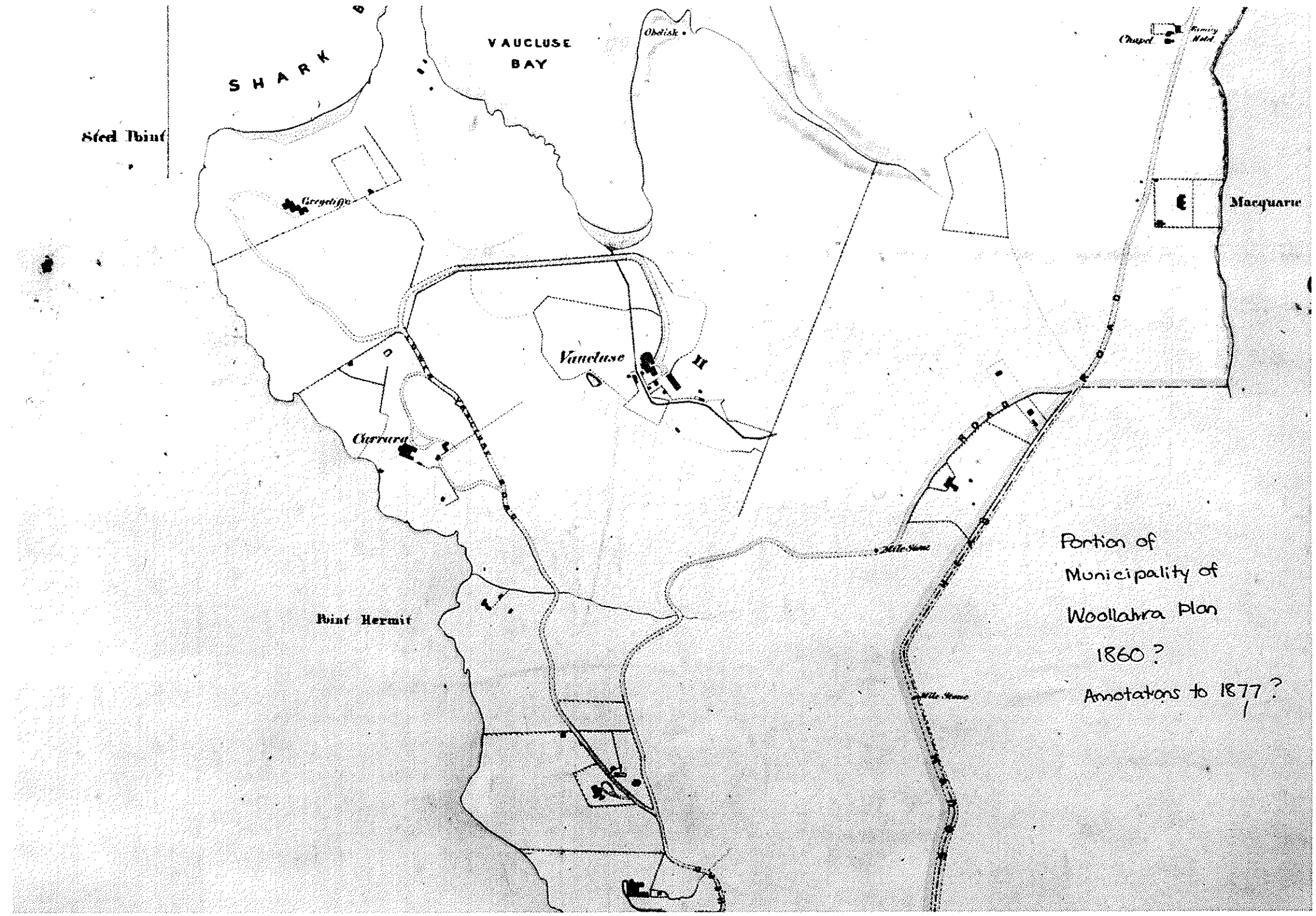
BACKGROUND
Sir Thomas Mitchell. Trigonometrical Survey of Port Jackson, 1853 (detail).
MITCHELL LIBRARY, STATE LIBRARY OF NSW

CLOCKWISE FROM TOP LEFT
Conrad Martens. Vaucluse from the Bay. 29 October 1840.
DIXSON LIBRARY, STATE LIBRARY OF NSW

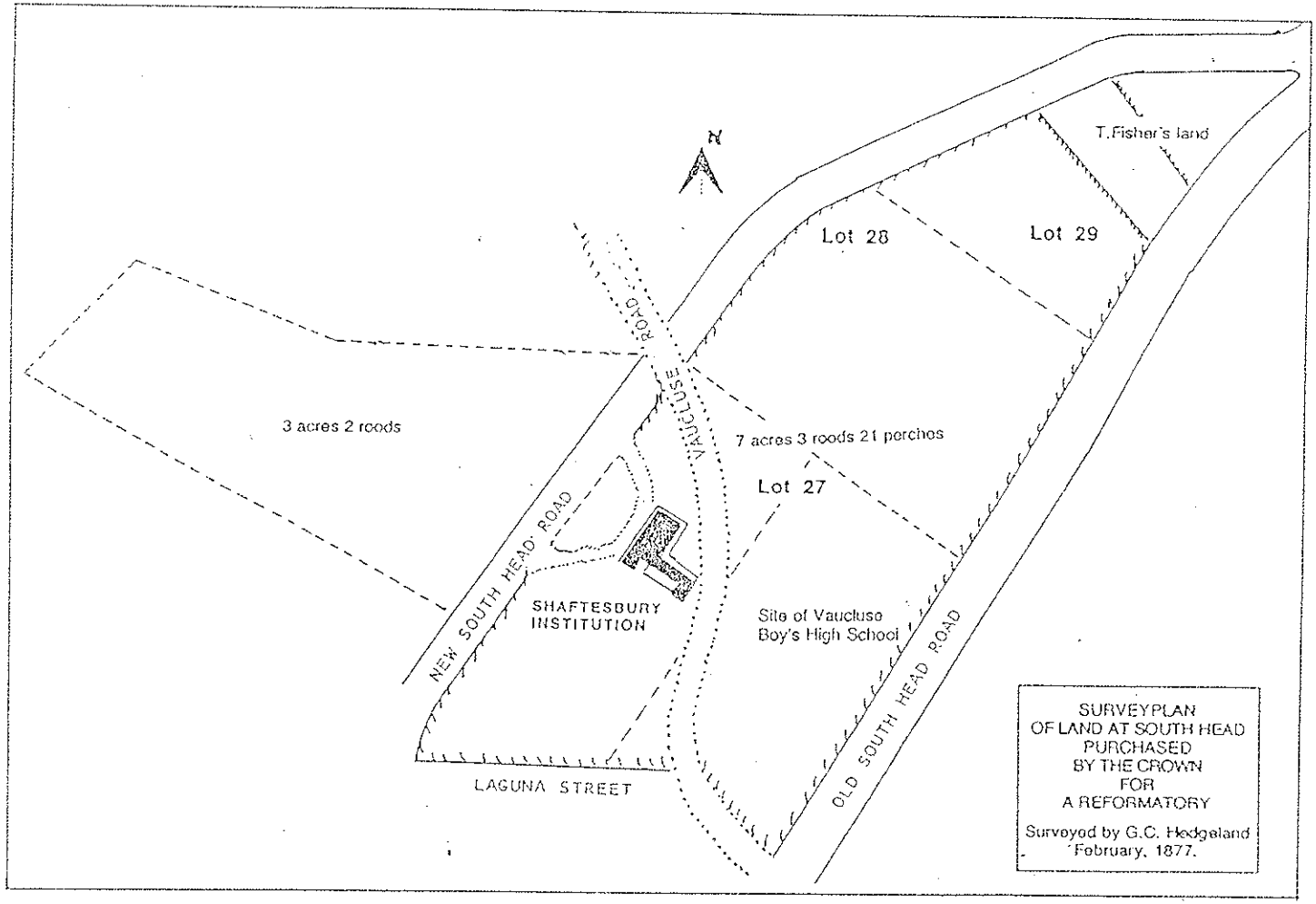
G.E. Peacock. Vaucluse, c.1840.
MITCHELL LIBRARY, STATE LIBRARY OF NSW

Conrad Martens. Vaucluse, 1840. VAUCLUSE HOUSE COLLECTION

Conrad Martens. Vaucluse from the Road. 30 October 1840.
DIXSON GALLERIES, STATE LIBRARY OF NSW

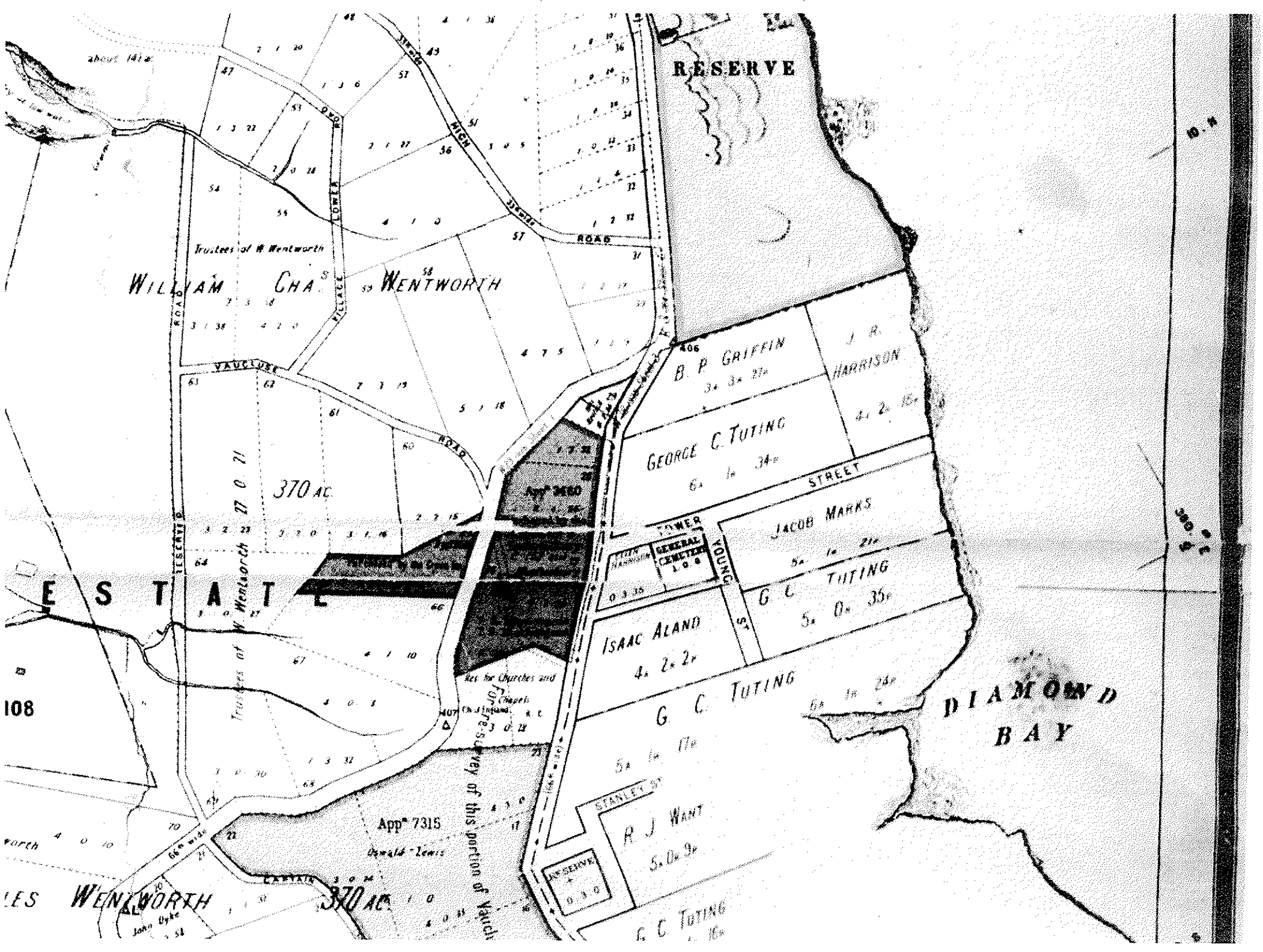

SHARK
VAUCLUSE
BAY
Steel Point
Obelisk
Gregadoo
Vaucluse
Carrara
Point Hermit
Macquarie
Mile Stone
Portion of
Municipality of
Woollahra Plan
1860 ?
Annotations to 1877 ?

AC - 458



WHHS

Plan re-drawn with annotations by Bruce Crosson Briefs 117



Municipality Plan - Woollahra 1889?

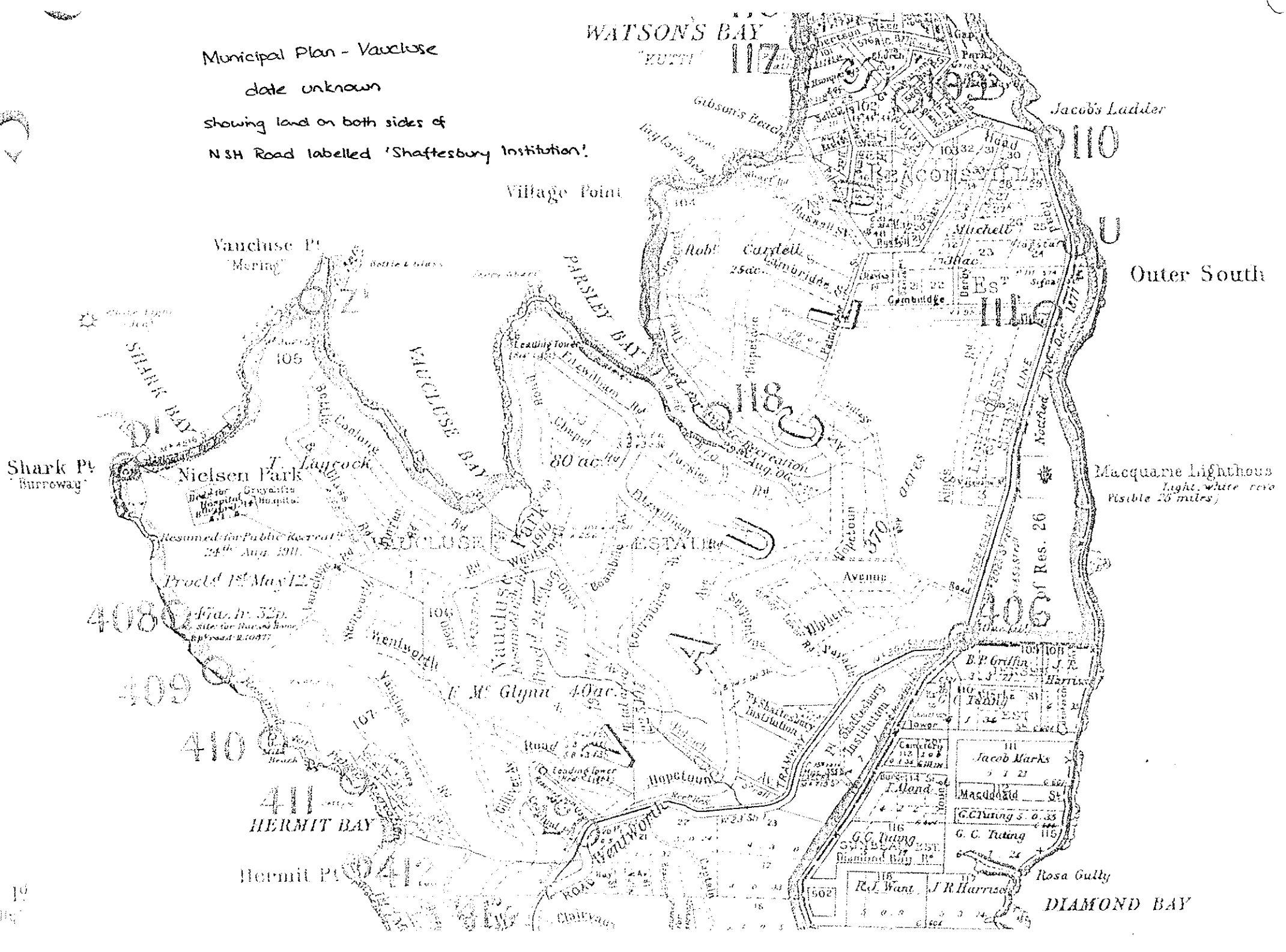
showing subject land

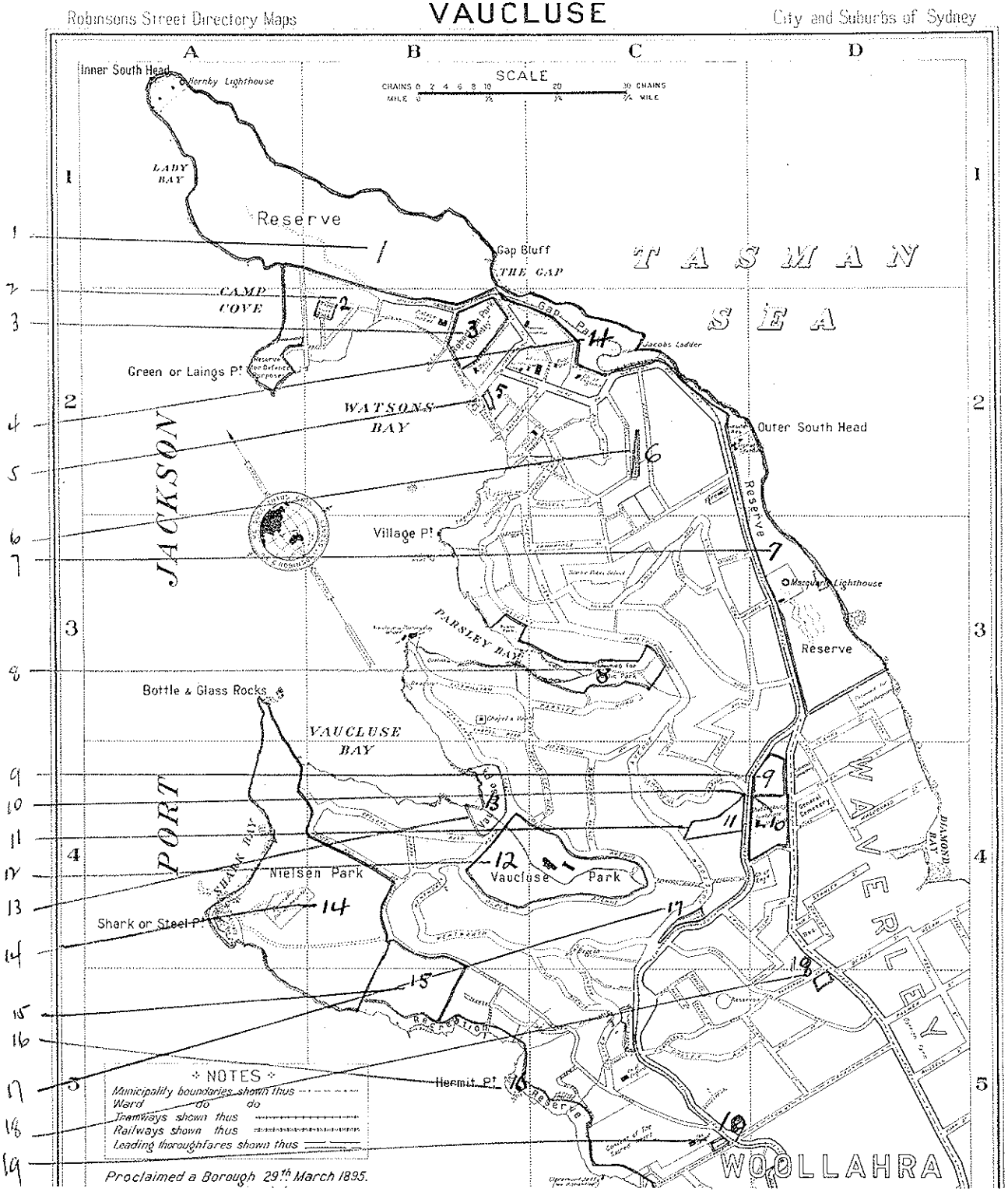
Municipal Plan - Vaucluse

date unknown

showing land on both sides of

NSH Road labelled 'Shaftesbury Institution'.





Plan tabled Vaucluse Council, March 1924

re crown lands in the municipality

(see attached documentation)

MUNICIPALITY OF VAUCLUSE.

Town Hall,
Vaucluse,
17/3/24.

His Worship the Mayor & Aldermen,

MUNICIPALITY OF VAUCLUSE.

GENTLEMEN:

Crown Lands.

Arising out of the request of the Hon. C.W. Oakes, M.L.A. at the last meeting of the Council, as to whether the Council holds any Crown Lands suitable for building purposes, I submit herewith a list of Crown lands, and a plan showing the respective positions:-

1	-	Military Reserve	about 86 acres.
2	-	Camp Cove Park	" ½ "
3	-	Robertson Park	" 5½ "
4	-	Gap Park	" 9½ "
5	-	Reserve near Baths	" 1½ "
6	-	Reserve	" 1 "
7	-	Military Reserve	" 30 "
8	-	Parsley Bay Reserve	" 9 "
9	-	Water & Sewerage Board	" 3 "
10	-	Shaftesbury Site (Building)	" 4 "
11	-	" " (Vacant)	" 3 "
12	-	Vaucluse Park	" 19 "
13	-	" "	" 3 "
14	-	Nielsen Park	" 47 "
15	-	Cornere Women's Hospital	" 13 "
16	-	Harbour Foreshores	" 4 "
17	-	Johnston's Lookout	" ½ "
18	-	Resumed Properties Dept.	130' x 156'
19	-	Forsyth Park	100' x 151'

Yours obediently,

EDMUND HORLER

Town Clerk.

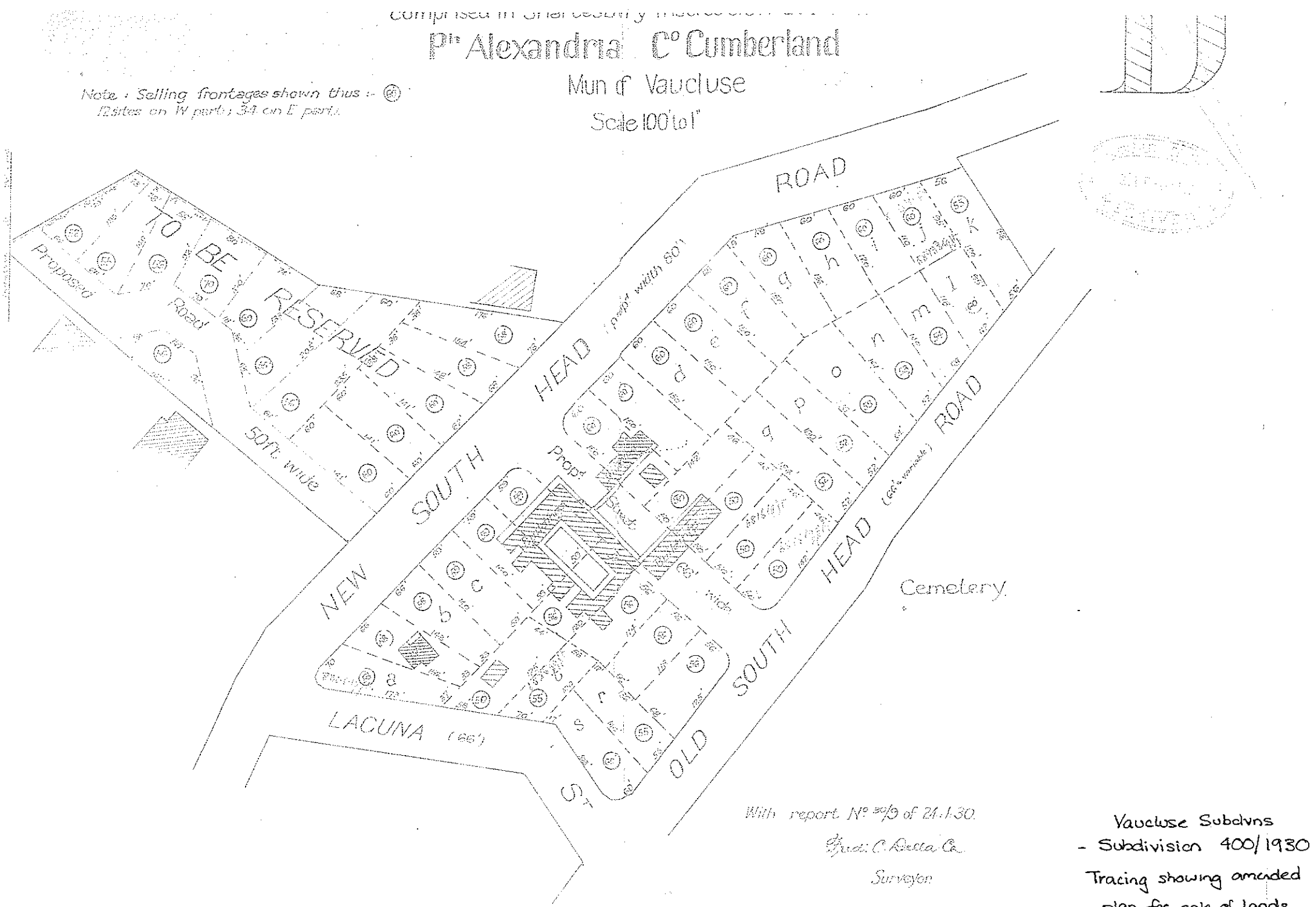
Comprised in Shattesbury Institution

Pⁿ Alexandria Cᵒ Cumberland

Mun of Vaucluse

Scale 100 to 1"

Note - Selling frontages shown thus :- (60)
Rates on W parts; 34 on E parts.



With report No 39/3 of 21.1.30.

Grant C Dalton Co
Surveyors

Vaucluse Subdvns
- Subdivision 400/1930

Tracing showing amended plan for sale of lands comprised in Shattesbury Institution, South Head.

AC - 120

CROWN LANDS

AUCTION

ON SATURDAY

7TH DECEMBER 1935

at 3 o'clock p.m.

TERMS:-

Deposit 10%, balance in five equal annual instalments with interest at 4% per annum.

Unsold Blocks will not be available for After Auction Purchase.

PLAN

SELLING FRONTAGES

PLAN No.	AREA	FRONTAGE
1441	322 p.	57
1442	291 p.	55
1443	284 p.	55
1444	284 p.	55
1445	284 p.	55
1446	284 p.	55
1447	284 p.	55
1448	284 p.	55
1449	284 p.	55

TRAMWAY HEAD ROAD

NEW SOUTH HEAD ROAD

OLD SOUTH HEAD ROAD

LACUNA

LOCALITY PLAN

Auctioneers:-

HARDIE & GORMAN P/L LTD.

36 Martin Place, Sydney. Tel B 6067

In Conjunction with:-

FRED DAVISON

62 New South Head Road, Vaucluse Heights. Tel FU 2226

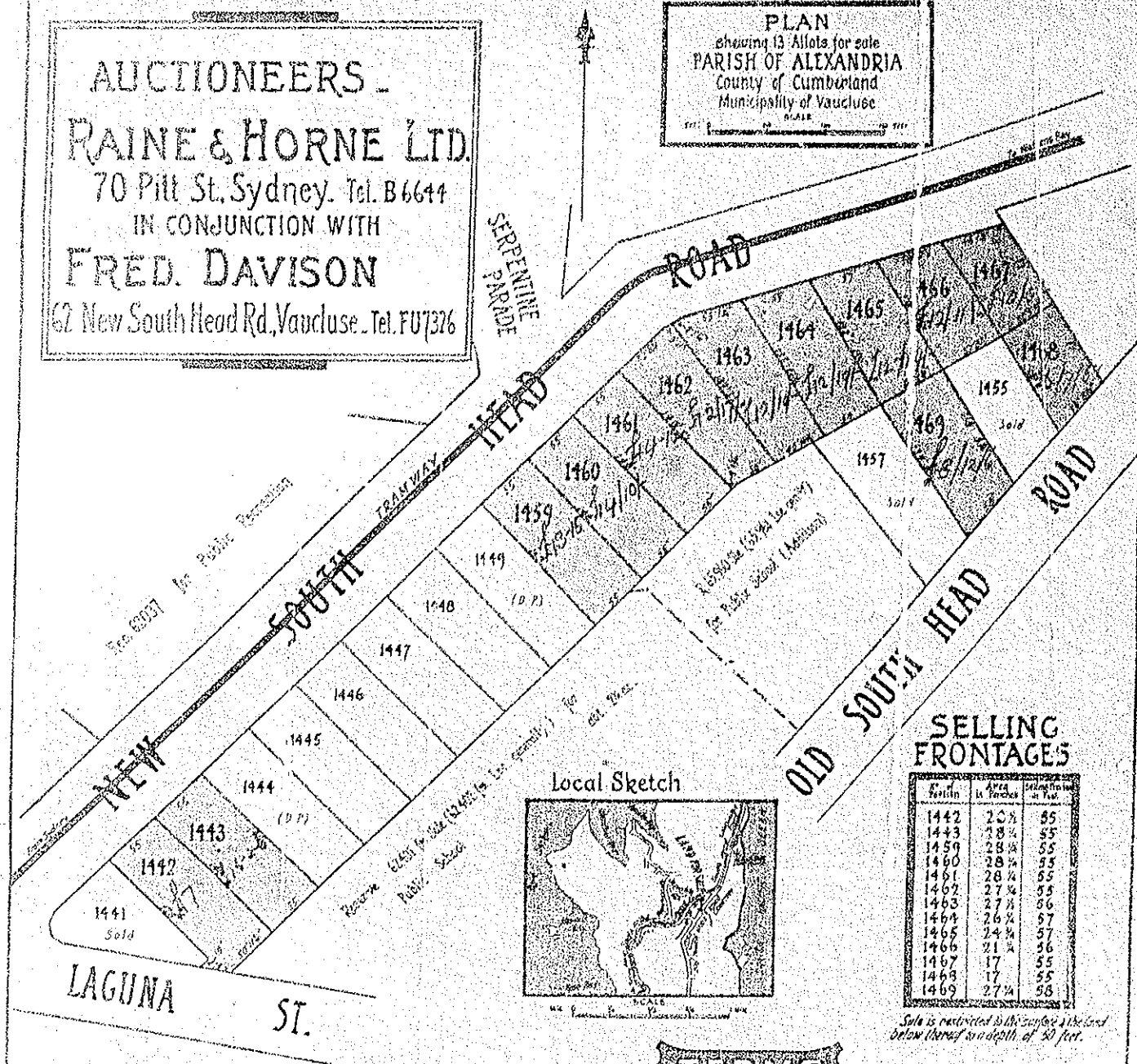
AC - 19

CROWN LANDS
VAUCLUSE

FOR AUCTION SALE ON THE GROUND ON
Saturday, 19th February, 1938 at 3 p.m.

AUCTIONEERS
RAINE & HORNE LTD.
70 Pitt St. Sydney. Tel. B6644
IN CONJUNCTION WITH
FRED. DAVISON
62 New South Head Rd., Vaucluse. Tel. FU7326

PLAN
showing 13 Allots for sale
PARISH OF ALEXANDRIA
County of Cumberland
Municipality of Vaucluse
SCALE



Local Sketch

SELLING FRONTAGES

Lot on Portion	Area in Perches	Selling Frontage at Top
1442	20¾	55
1443	18¾	55
1459	28¾	55
1460	28¾	55
1461	28¾	55
1462	27¾	55
1463	27¾	56
1464	26¾	57
1465	24¾	57
1466	21¾	56
1467	17	55
1468	17	55
1469	27¾	56

Sale is restricted to the surface of the land below thereof to a depth of 50 feet.

Unsold Blocks will not be available for After Auction Purchase.

TERMS

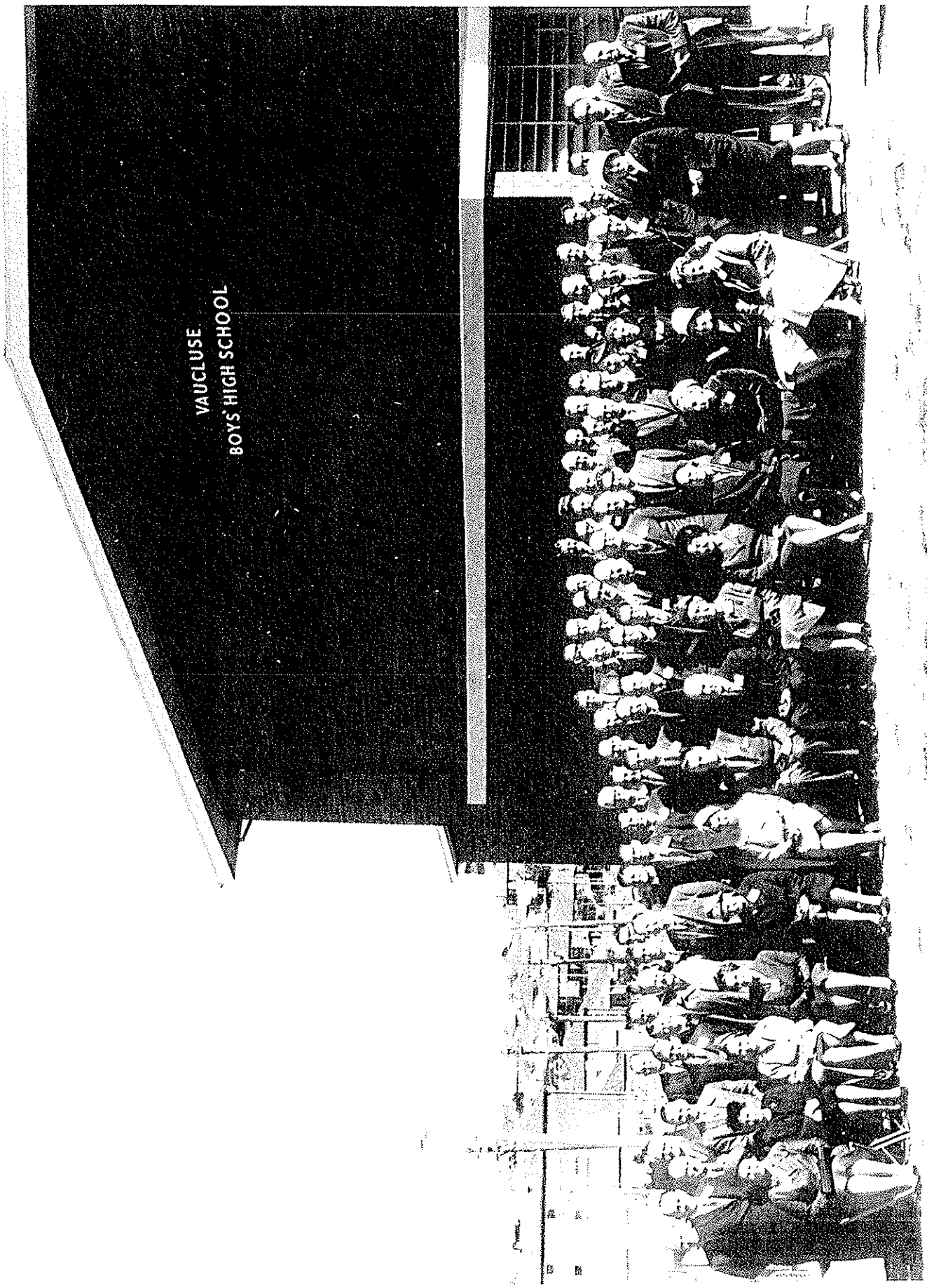
Deposit, 10 per cent., balance in five equal annual instalments, with interest at 4 per cent. per annum.

Land for Sale shewn thus. [ ]

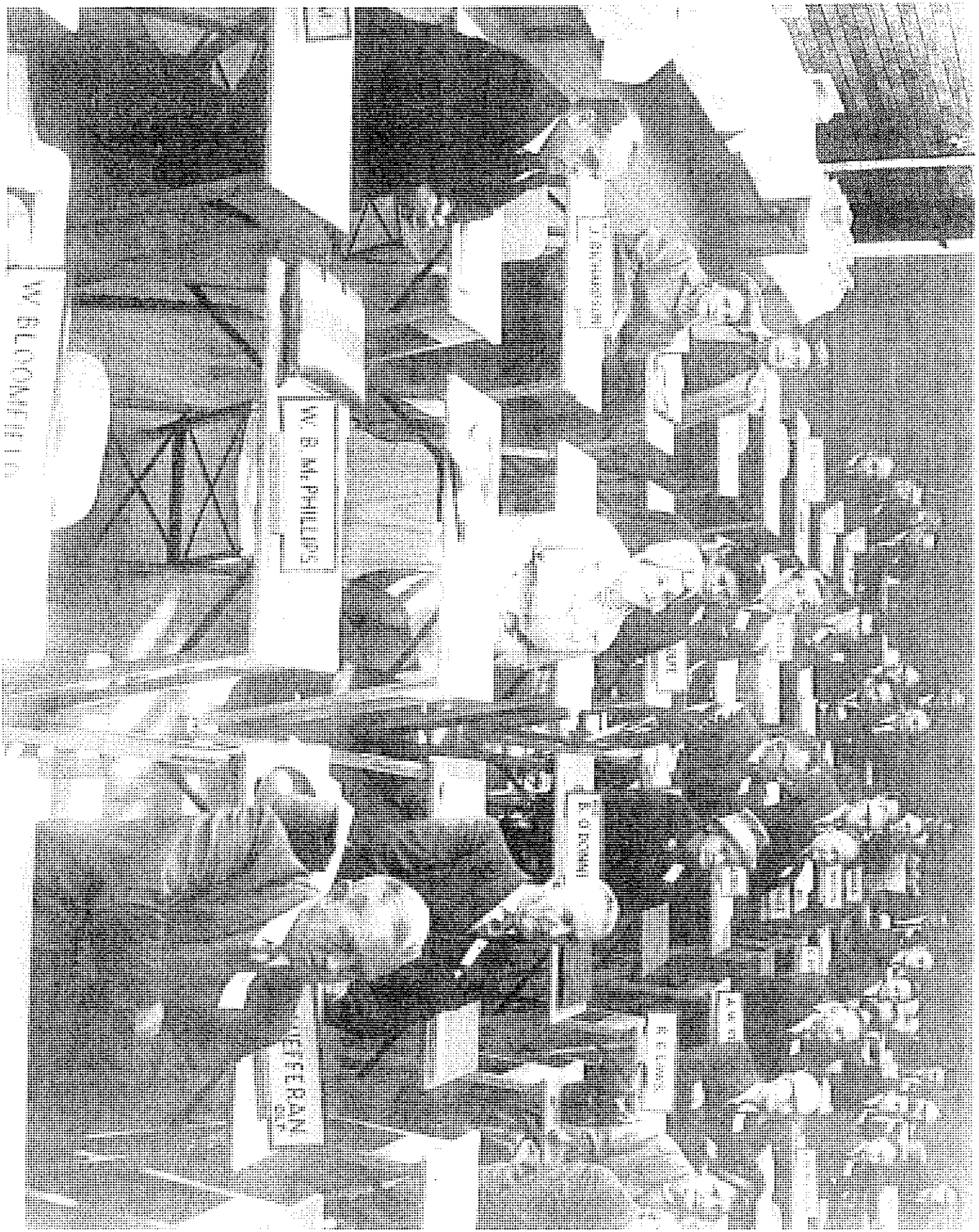
VI 142

PF 000030

Interior + exterior views of Vaucluse Boys High School photographed at what is believed to have been the Sydney conference of the Australian & New Zealand Institute of Inspectors of schools. 1960s ?



PF 0000030

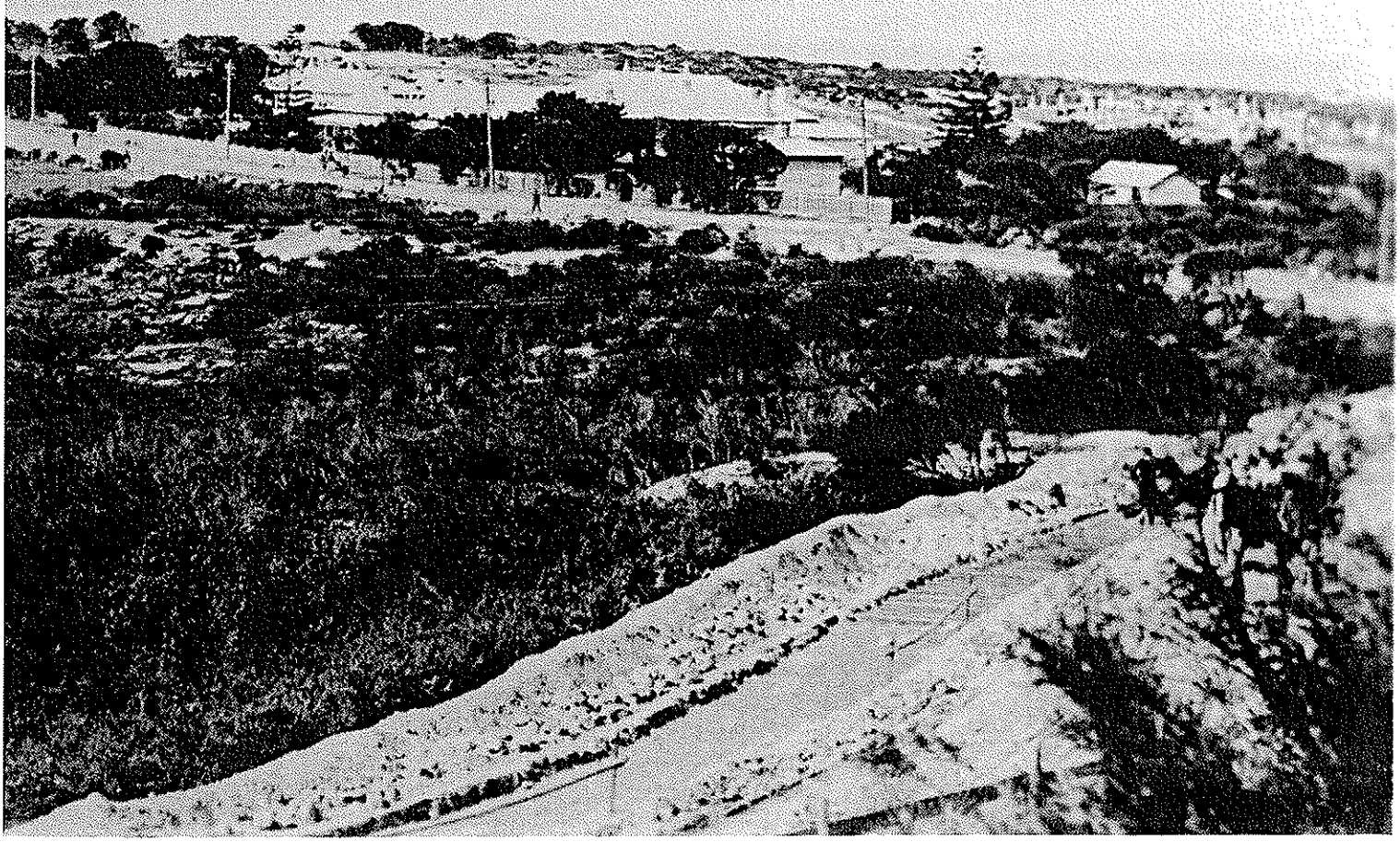


PF 000199

" View from Vaucluse looking
towards Macquarie Lighthouse 1900



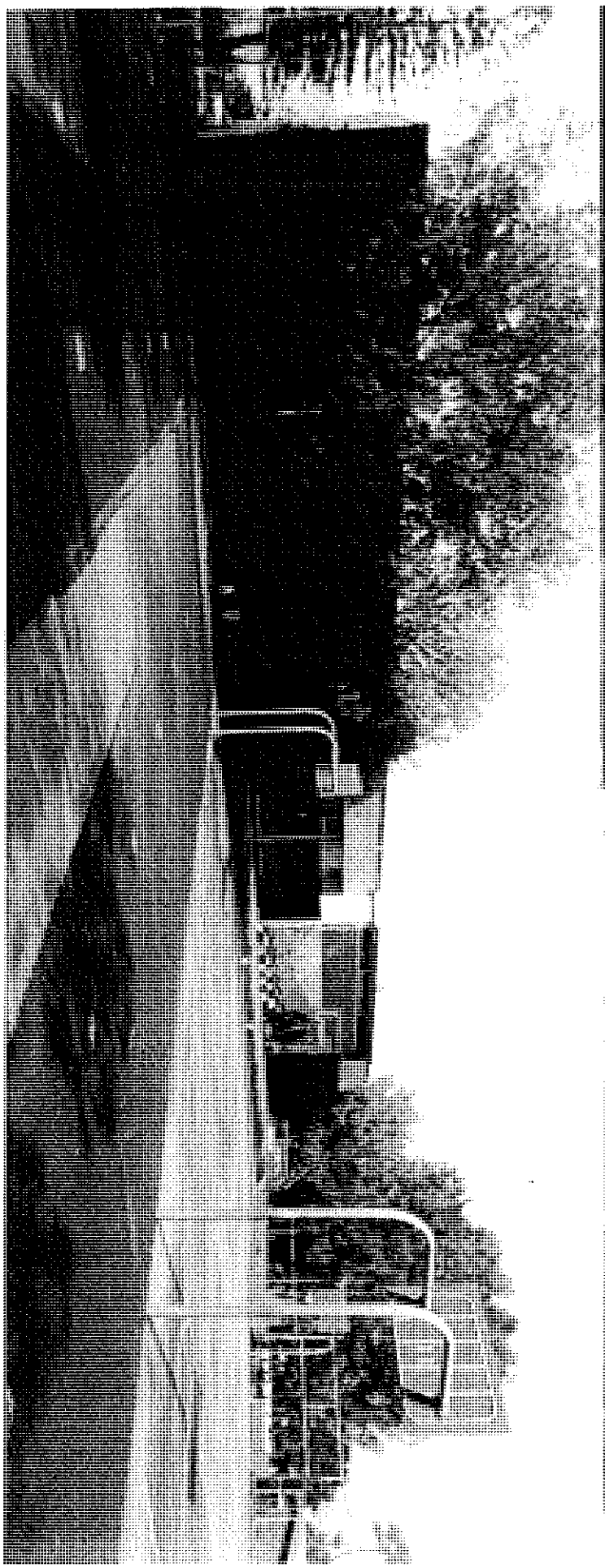
PF 000199 enlargement centred on Shaftesbury site

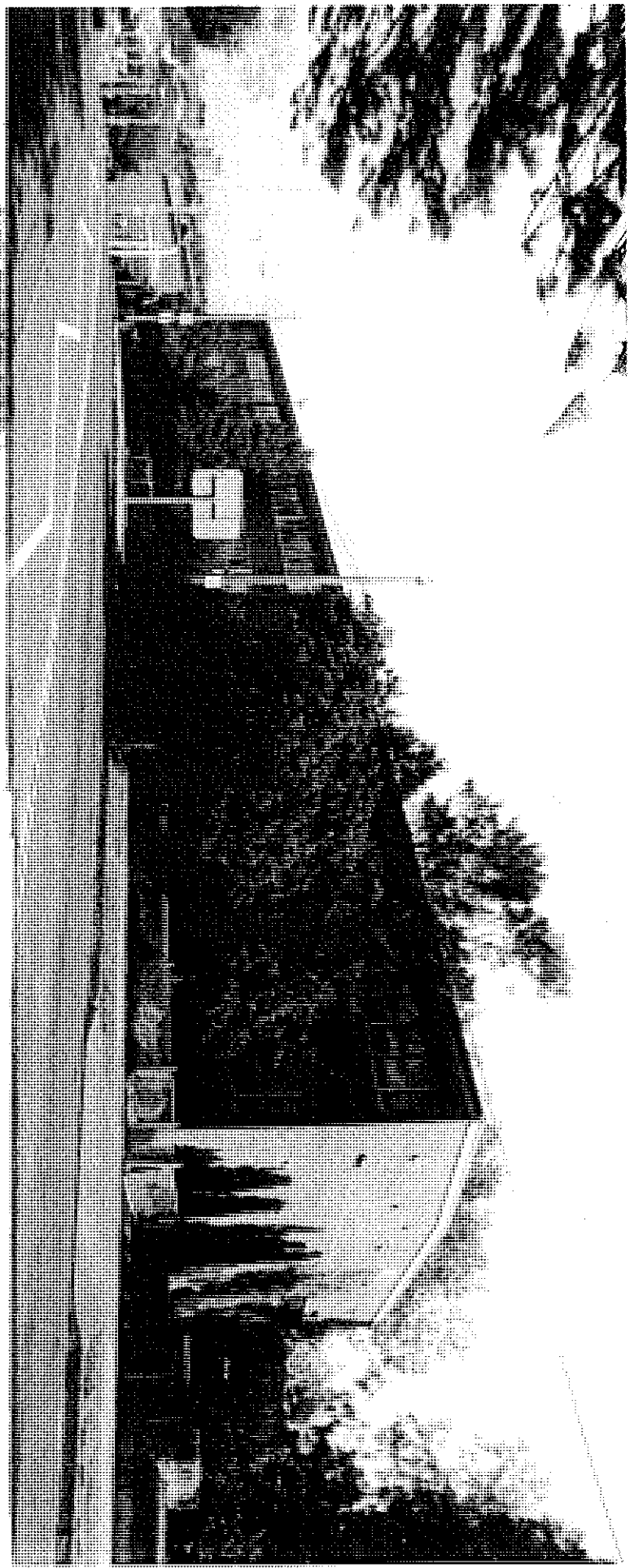


PF 00455 - Vaucluse High School

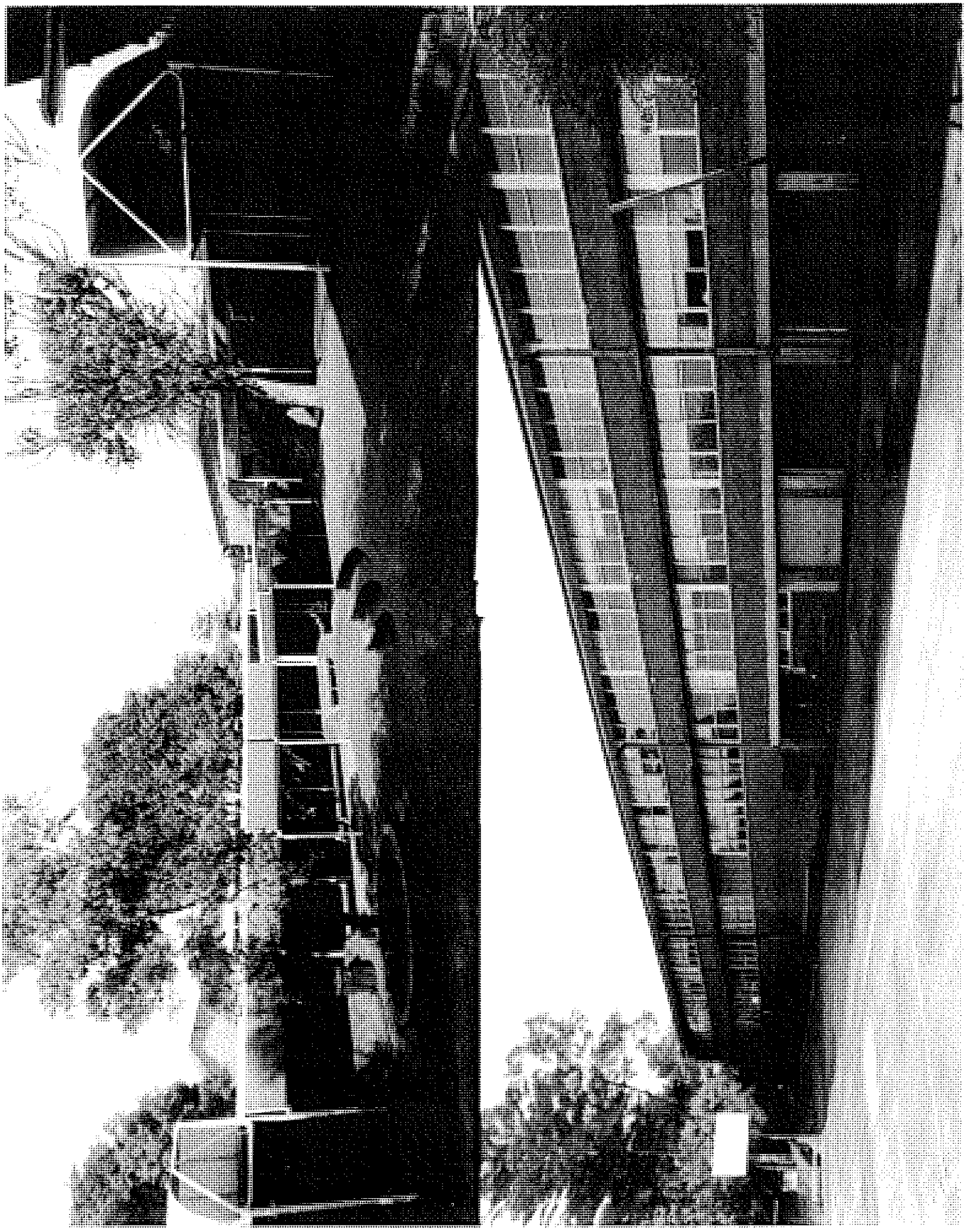
Series of photographs taken 2002

Bruce Crosson WHHS

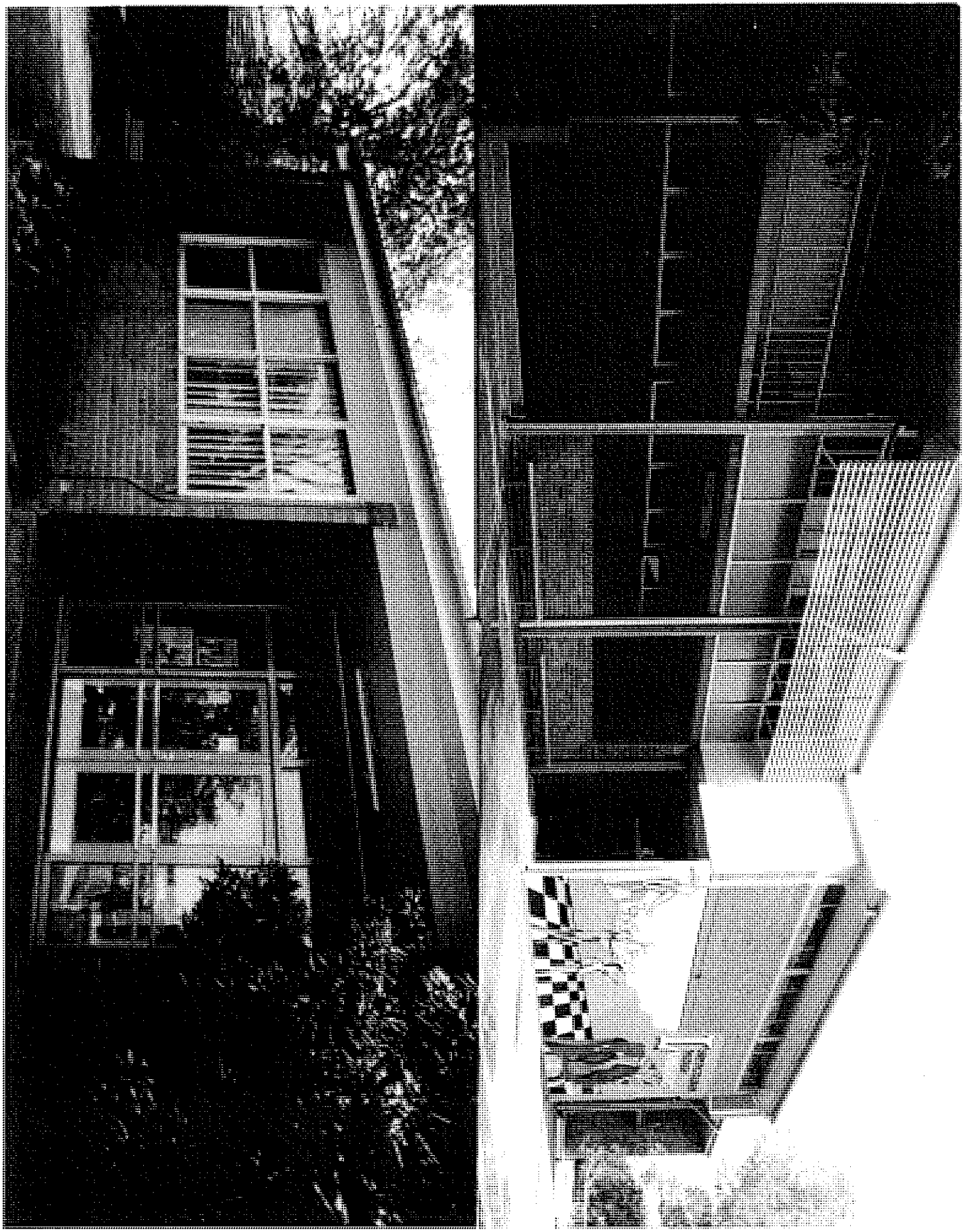




PF0044SS



PF0044SS



PF 0044SS

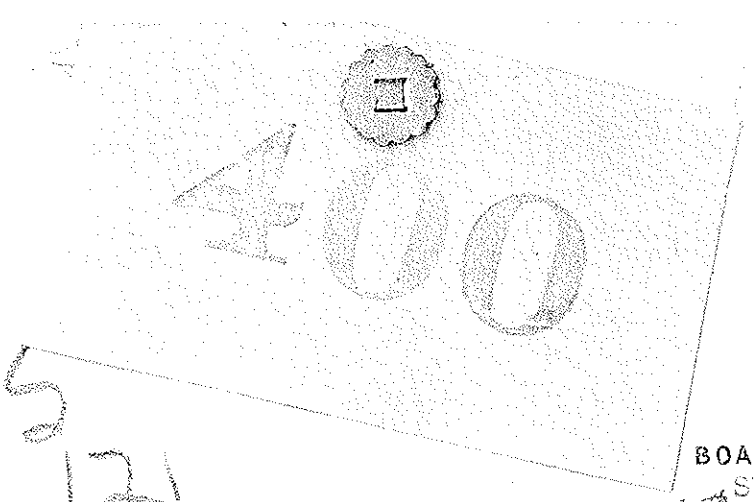
situation	occupied	owner of land	Wood & Stone & Iron.	1860.
South Head Signal Station	R. Lethbridge	R. Lethbridge.	House Offices & Garden Wood & Shingled.	
Flagstaff.		Government	House &c.	
South Head Family Hotel.	~~Cliffe~~ Mrs Haylock	Will. King	House Offices & Gar Stone & Shingled	
Chapel.				
Light house Court &c.	Siddons	Government.	House &c.	
Light house &c.	Insp Horrigan & Bodely.	"	House &c.	
Junction of South Head Roads	Mongewell Jepson	James Remonell.	House Offices & Gar.	
Late Edmonds. New S.H. Rd	Void.	Wm Wallis	House Offices & Garden Stone & Shingled.	

1877

	George Leach	do	Capt's House
	Wm Cullen Watson	C. R. Liddon	Cottage
	Neville John Robertson	Neville John Robertson	Timbergetter
	Arthur John Robertson	Edward Wood	House & Land
	Frederick Quinn	Michael Estate	Cottage
	Alfred Hudson	Mrs Robertson	Cottage & Land
South Head	Estate Alex. Cullen	Estate Leach	Cottage
	William Williams	C. Winchcombe	Cottage
	John A. Henderson	do	"Signal" Hotel
	Captn Jack	do	House
	Thomas Fisher	Thomas Fisher	Cottage
	John Parker	Trustees Congregational Church	Cottage
	John Dykes	H. L. Killick	Cottage
		H. L. Killick	abt 16 Acres Bush Land
	Alexander Hamilton	Government Reformatory	
New South Head Road		Bentley Burdekin	Abt 4 Land
	George Rawlinson	Mrs Harlow	Abt 2½ Acres Land
		Samuel Lyons	Block of Land

NSH Rd 1930 - 32.

Asst. No.	Val. No.	OWNERS' NAMES	Trade or Occupation	ADDRESS	Transfer No.	Amount of Sale	Date of Receipt of Transfer Notice	DESCRIPTION			1932		
								Locality or Estate	Lot	Sec.	U.C.V. £	I.C.V. £	A.A.V. £
32								SHAFTESBURY	✓				
33									✓				
34									✓				
5	1121	Pohlman	Mary Mrs	Duty	NSH Rd Mt Bray				129		1000	1100	55
6	1122	Jefferson	William	Builder	"				129		275	800	64
7	1123	Jefferson	William	"	"				121		275	825	70
8	1124	Waverley	Municipal Council								725	725	37
9	1125	Reserved Prop 40 ft		Laborer		Shaftesbury Institute					---	---	---



A-27

BOARD OFFICE,
SYDNEY,
10th February 1930.

IN REPLYING, ADDRESS "THE DISTRICT SURVEYOR" AND GIVE THIS NUMBER

Sales 29/19089

Dear Sir,

I am forwarding herewith for the information of your Council a helio. showing the amended design for the subdivision of the Shaftesbury Institute lands. This design, which has received Ministerial approval, provides for the widening of New South Head Road to 80 feet and increased frontages for all allotments in the subdivision.

Survey is being effected with a view to early disposal of the land.

Yours faithfully,
H. B. MATHEWS,
Surveyor General,
per

The Town Clerk,
Council Chambers,
VAUCLUSE.

SYDNEY. 25th February, 1930.

IN REPLYING ADDRESS "THE DISTRICT SURVEYOR", AND GIVE THIS NUMBER

The Town Clerk,
Council Chambers,
VAUCLUSE.

Dear Sir,

I have to acknowledge the receipt of your letter of the 24th instant, in respect of Shaftesbury Institute, and am pleased to note that your Council approves of the amended design of subdivision.

Yours faithfully,
H. B. MATHEWS.
Surveyor General.

per.

24th February, 1904.

The Surveyor General,
Land Board Office,
Sydney.

Dear Sir,

SUBURBAN PURCHASE LAND
SALES 29/1903.

Your letter of the 10th Inst. enclosing amended plan of subdivision of the above named land was before the Council on the 19th Inst. and approved.

The Council notes with pleasure the omission of the proposed shop sites as this neighbourhood is well provided for in shopping sites now and prospective, and for the further reason that the inclusion of shopping sites in this subdivision would detrimentally affect the selling value of the remainder of the lots as high class residential land.

Therefore, as a security to prospective buyers that shops shall not be subsequently erected my Council suggests, and earnestly recommends that a covenant be placed on this land prohibiting the erection of shops.

Would you please forward to the Council at your earliest convenience a copy of the specification of the road work proposed in this subdivision.

Yours faithfully,

Edmund. Lawler

Town Clerk.

M/WM.

AUSTRALIAN MUTUAL PROVIDENT SOCIETY (VIDE ADVT., PAGES 14 & 15).

Coutts, Alexander, Watson's bay
Coveney, R., Glentworth, Darling point road
Cowlishaw, T., Althorne, Edgecliffe rd
Cox, E. K., Chaines, Darling point
Cracknell, E. C., Richmond villa, Edgecliffe rd
Craddock, Lansdown, John st
Craddock, Lansdown, Piper st
Craddock, William, John st
Crawford, Samuel, Piper st
Creer, Joseph, Watson's bay
Critchley, Mrs. M. A., Darling point rd
Crocker and Carey, bakers, Old South Head rd
Crofts, J., bootmaker, Fourth st
Crompton, William Henry, Fourth st
Crouch, Mrs., Edgecliffe rd
Crow, R., baker, Old South Head rd
Crow, Robert, painter, Moncur st
Cruickshank, A., Eynesbury, Albert st and Edgecliffe rd
Cuff, W. H., Old South Head rd
Cummins, Andrew, builder, Spicer lane
Cummins, Michael, Denison st
Cunningham, John A., Pera, Piper st
Curtis, A. J., Old South Head rd
Curtis, George H., Piper st
Curtis, Mrs. Rose, 2, Leemington villas, Point Piper rd
Cutler, —, Ocean st

DALE, MRS. MARTHA, Spicer st
Dalley, Wm. B., Greycliffe, Vaucluse
Daly, Edwin, Ryton, Darling point
Daniel, E. H., grocer, &c., Moncur and Piper sts
Darley, Fredk. M., Quambi, Albert st
Davies, William, Spicer st
Davies, W. J., 5, Melrose ter, Old South Head rd
Davis, D. H., Hazelmere, Edgecliffe rd
Dawson, Patrick, Vernon st
Dawson, R. C., bootmaker, Old South Head rd
Day, George, Tudor villa, Ocean st
De Fraser, Joseph, Watson's bay
De Lissa, M., Kundibar, Double bay
Dewbery, John, carpenter, Alton st
Dickenson, A., bootmaker, Wallis st
Dobson, Joseph, William st
Dobson, Robert L., Moncur st
Doddemeade, Francis James, Cross st
Doherty, John Francis, Fourth st
Donellan, F., joiner, Little Piper st
Dormaner, Christian, builder, Piper st
Dorhauer, Heinrich, builder, Moncur and Piper sts
Douglas, J., blacksmith, Grafton st
Dowling, Mrs. J., Denison st
Dowling, James S., Brougham, Wallis and Nelson sts
Downton, William, Spicer st
Drake, Wm. G. E., John st
Druitt, William, Old South Head rd
Drysdale, A., Telopea, Bellevue hill
Duguid, J., 6 Warrane ter, Moncur st
Dunbar, P. J., 1 Thornton ter, John st
Duncan, W. A., Colebrook, Double bay
Dunn, Frederick, Watson's bay
Dunn, Geo. Murray, Redford cottage, Darling point
Dunn, Mrs. Martha, Piper st
Dunrich, Edward Algrea, butcher, Old South Head rd
Durham, J., Welden cot., Denison st
Durham, Mrs. S. C., Kelston, Ocean st
Dutton, James, William st
Dwyer, Henry, 1 Totness ter, John st
Dwyer, Michl., quarryman, Old South Head rd
Dykes, John, South Head rd, Watson's bay
Dyson, Frank T., Nelson st

EATON, REV. J. F., (C. E.) 1 Melrose ter., Old South Head rd
Edmonds, Henry J., Piper st
Edwards, C., surveyor, Mona ter., New South Head rd
Edwards, E., carpenter, James st
Edwards, E., mason, Edgecliffe rd
Edwards, E., Watson's bay
Edwards, J., painter, Moncur st
Edwards, J. L., gardener, Vaucluse rd
Ehls, Peter, Rushcutter's bay
Ella, Mrs. Alicia, Kenilworth lodge, Wallis st
Ellis, C. J., Louisa, Piper st
Ellis, C. J., Piper st
Ellis, Mrs. Knox, Wallis st
Ellis, J. W., Point Piper rd
Elmore, James E., Denison st
Elphibene, W., carpenter, Piper st
Emanuel, John, Watson's bay
Etherington, T., builder, Piper st
Evans, E., joiner, Piper rd
Evans, G., Glenhurst, Darling point
Evans, G., 4, Warrane ter., Moncur st
Evans, Herbert, Lurlei, Double bay
Evans, James, Vernon st
Everson, Edward, John st
Evan, James, Ranelagh, South Head, New and Darling point rds

FAIRCLOUGH, DONALD Wallis st
Fairfax, Alfred, Bellevue hill
Fairfax, James R., Ginnagulla, Bellevue hill
Fall, John, Vernon st
Fancourt, T., Fortitude house, Eliza st
Fancourt, Thomas, jun., Nelson st
Farmlom, W., Wallis st
Farran, Vincent, mason, Wallis st
Farrell, Michael, Fourth st
Farrell, Thomas, Watson's bay
FEMALE REFORMATORY, the Heights, Watson's bay
Fenton, Mrs. J., Darling point rd
Ferguson and Son, nurserymen, New South Head rd, Double bay
Ferguson, Francis, New South Head rd
Ferguson, John, 2, Wrenville ter., Moncur st
Findlay, R., Willotte, Darling point
FIRE ENGINE STATION, Moncur st
Firth, Rev. F., (W.) Old South Head rd
Firth, W., mastermariner, Watsons bay
Fisher, H., builder, Pine cot., John st
Fisher, Mrs, Mary Ann, Watsons bay
Fisher, T., The junction, New and Old South Head rds
Fitzhardinge, W. G. A., Ocean st N
Fitzpatrick, Mrs. C., Old South Head rd
Fitzsimmons, John, Moncur st
Flecknoe, Mrs. Susan, Wallis st
Fleming, James, John st
Fleming, J. A., upholsterer, John st
Fleming, Mrs. Janet, Eliza st
Fleming, John, builder, John st
Fletcher, G. & Son, Edgecliffe foundry, Edgecliffe rd
Fletcher, John, Moncur st
Fletcher, J., the College, Wallis and Ocean sts
Fletcher, William, painter, Spicer st
Flook, Mrs. Esther, Ocean st
Forbes, D. G., Athelstane, Double bay
Ford, William, draper, Ocean st
Ford, J., coachpainter, Piper st
Ford, P., gardener, New South Head road
Ford, Thomas, Piper st
Foreman, Conrad, Cross st
Foster, Richard, Old South Head rd
Fountain, Henry, Old South Head rd
Fox, John Robert, Edgecliffe rd
Francis, Charles, Moncur st
Francis, Joseph, Watson's bay
Fullarton, John, Watson's bay
Fullerton, Daniel, jeweller, John st
Fullerton, G., Adderton, Oatley st
Fullerton, Rev. James, Adderton, Oatley st

GALE, FREDERICK, Fourth st
Gale, Joseph, mason, Ocean st
Gardiner, T., gardener, Old South Head road
Gardner, Archibald, John st
Gardner, J., lime, coal, & wood mer., Old South Head rd
Gardner, Robert, Point Piper rd
Garrick, Mrs. Kate E., Eden cottage, Denison st
Gates, John, Alton st
Gatland, Robert E., Piper st
Gaynor, Mrs. Sarah, Spicer st
Geach, Alfred, Gratton st
Gedye, C., Glen ter, Point Piper rd
Gedye, C. T., Eastbourne, Darling pt
George, Mrs. Mary Ann, William st
Gibbs, Miss, Moncur st
Gilbert, Mrs. B., Wonona, Piper st
Gilbert, Edward Thornton, Piper st
Gilchrist, D., Brackhardt lodge, Edgecliffe rd
Gilchrist, Henry, Fourth st
Gilchrist, Hugh, William st
Giles, Francis, Esher, Nelson st
Giles, P. M., Carlton house, Double bay
Gillespie, William, Ocean st N
Gillman, Mrs. Ann, Grosvenor st
Glasbrook, T., poulterer, William st
Glissan, Thomas, Fourth st
Goddard, C., Cothele, Old South Head road
Godfrey, Daniel, John st
Goergs, H. W., Wallis st
Goergs, Mrs. H. W., Riviere college Nelson and Wallis sts
Gondolf, P., 9 Warrane ter, Moncur st
Gonsalves, John, Watson's bay
Goodall, C., blacksmith, Watson's bay
Goodwin, Nathaniel, carpenter, Old South Head rd
Gordon, A., agent, Old South Head rd
Gordon, Alexander, Glen Head, Nelson and Willis sts
Gordon, Mrs. Emily, Moncur st
Gordon, Samuel Dean, Glenyanah, Double bay
Gosling, Miss Catherine, Greenoaks cottage, Darling point
Gosling, John Raymond, Rocklands, Edgecliffe rd
GOVERNMENT SAVINGS BANK, Ocean street
GOVERNMENT SAVINGS BANK, Watson's bay
Gowan, B. Campbell, Ryton bank, Darling point
Graham James, South head

ington street continued—
Free, John, 'bus proprietor
Sparks, William, casemaker
Gibson's street
Appleton, S. H., clerk
Avis, John O., bookbinder
Grant, James, engineer
Hawkins, William R., coachbuilder

82 Hawkins, William H., saddler
84 Howard, George
86 Clark, Paul
88 Gough, Robert
90 Avis, Alfred J., junr., bookbinder
92 Bobis, Charles, carpenter
94 Lenehan, Henry
26 Culverwell, William G., carpenter

West street
Buckland street to Reeve street
1-3 Clover, William
5 Unsworth, Henry, baker
7 Kemp, William R.
9 Hunter, Richard plasterer

WATSON'S BAY.

(BOROUGH OF WOOLLAHRA)

Belle Vue hill

in, J. B., merchant, "Aston"
hson, Joshua F., "St. Killians"
ix, James R., "Ginnagulla"
pson, Joseph, "Tralee"
pson, W. M., "Tralee"
ay, Eric
ell, Wm., gardener
, Walter, "Kambala"

Cliff street

South head to Military road
ert, Mrs. M. A.
on, William, cook
ier, John T.
on, Mrs. M.

Cove street

Victoria street to Short street
Reserve
Pacific street
George, boatman
egor, Thomas, clerk
an, Dominick, gunner
, Bridget, butcher
zer, Henry, pilot
Edward
Matthew, grocer

Derby street

Off Military road
, Alfred W., J.P., School Attendance officer, "Norlinger"

Double bay

, G. F., stock and station agent Buckhurst"
, F. E., merchant, "Fairwater"
r, F. G., stock and station agent, Elame"
J. Horbury, architect, "Cranbrook ttage"
, Hon. William, M.L.C., "Redleaf"
T. H., merchant, "Glenyarrah"

Gladstone street

Off Military road
Captain Joseph, manager pilot ation
ison, Capt. D., pilot
station—John White, constable in arge

Humphries, John, Government boatman
Keele, James, Inspector Conditional Purchases
Keele, Edward, surveyor

Marine Parade

North side of Steamers' pier
Sibley, Jonathan C., surgeon, Assistant Health officer
Macleay-Mickleuho, Baron, N. de "Aiva"
Silva, Joseph
Emanuel, John, mariner
King, George, commercial traveller
Laurence, Samuel, master mariner
Jackson, Robert, commercial traveller
Dorph, John, draftsman
Smith, James, fisherman
Newton, Henry, fisherman

Marine Parade

South side Steamers' pier
Cork, Captain Robert, pilot
Toogood street
Greenwich Pier hotel—Thomas F. Strange
Dunn, Frederick, engineer

Military road—East side

Artillery barracks to Signal staff, New South Head road
Government reserve
Simpson, D. G., fruiterer &c.
Gap hotel—Nathaniel S. Smith
Maunsell, Richard, Government boatman
St. Francis' Church (R. C.)—Rev. Father Dunn
Public School—G. D. Riley, master
Riley, G. D., schoolmaster
St. Peter's Church (C. E.)—Rev. G N. Woodd

West side

Short street
Smith, John, fisherman
Francis, Joseph, watchman
Post and Money Office and Savings' Bank—Mrs. W. May, postmistress
Murray, James A., draftsman, "Dunbar cottage"
Edwards, Edward, grocer
Robertson, Sir John, K.C.M.G., M.L.A. "Clovelly"
Smith, James, stonemason

Mortan, George
Jacinta, Mrs. J., dairy keepeer
Toogood street
Lawrence, Lewis, Albury wine stores
Solomon, Michael, boatman
Anderson, William, boatman
Longfield, John, dentist
Doodson, Mrs. E., baker
Jack, Captain A. W., pilot
Humphries, Mrs. S.
Humphries, Patrick, pilot
Robinson, G. H., "Harbour view"
Gladstone street
Gonsolves, Mrs, M., butcher
Russell street
Derby street
Woodd, Rev. George N., minister (C. E.)
Contts, Captain Alexander, pilot, "Oncliff"
Alton, Henry, blacksmith

New South Head road—East side

Signal staff to Rose bay
Signal staff
Graham, James, signal master
Francis, Joseph, telegraph operator
Macquarie lighthouse—Joseph R. Siddons, principal lighthouse keeper; Emanuel Silva, 1st assistant; Richard Hall, 2nd assistant; Hugh Patterson, chief engineer; Henry Thomas, assistant engineer
Junction cottage—
Holdsworth, James, stonemason
Raeburn, William, stonemason
Shaftesbury Reformatory for Girls—Mrs. A. King, superintendant; Mrs. A. T. Barton and Kate Hefferman, assistants
Russell, Michael
Dykes, John, produce merchant

West side

Bowden's Signal hotel—William J. James
Airey, Lieutenant H. P., "Ocean View"
South Head Congregational church—Rev. William Bradley
Matheson, W.
Killick, Mrs., —
Miller, Dougal, stonemason, "Vaucluse cottage"
Vaucluse road

FRY'S COCOA is the best.

ANTHONY HORDERN & SONS, UNIVERSAL PROVIDERS, HAYMARKET (ONLY), SYDNEY.

Military road continued—
Humphries Patrick, pilot service
Robinson G. H., "Harbor View"
Griffiths Edward J. butcher
Bucknell C. W., greengrocer
Gladstone street
Murray W. S., "Fairview"
Russell street—Derby street
Stiles Rev. G. E. C. (C. of E.)
Robinson Mrs. Julia, "Brunstock Villa"

New South Head Road—East side
Signal staff to Rose bay
Signal Staff—Alfred Gibson, signal-master; Frederick J. Gibson, assistant signal-master; L. J. Weidemier, telegraph operator; H. C. Bucknell, messenger
Macquarie Lighthouse—Hugh Patterson, chief engineer; James H. Vandevord, principal lighthouse keeper; F. Silva, 1st assistant; Robert Johnson, 2nd assistant; Henry Thomas, assistant engineer
South Head General Cemetery—George Jobson, sexton, Edwin S. Sautelle, J.P. (council clerk at Vaucluse), sec.
Towns Edward
Shaftesbury Reformatory for Girls—Mrs. Sarah Cunynghame, superintendent; W. Peirce, M.D., visiting surgeon; Rev. P. A. Slattery (R.C.), Rev. G. E. Stiles (C. of E.), chaplains; Miss Bruce, teacher
Von Demleux George, dairyman
Dunn F.
Dykes John, J.P., produce merchant
Vaucluse road

West side
Vaucluse road
Rose A., "Tamar Cottage"
Hendy-Pooley G., "Newhaven"
Everitt Mrs. E., refreshment rooms
Everitt Charles, house painter
Stratford F., "Cliff Villa"
Grand Pacific hotel—Ashby Court
Hade John, "Oncliff"

Pacific Street—East side
Laing's Point to Cove street
Victoria street
Coxen Captain Walter, "Green Point Quarters"
Newton William, fisherman
Newton George
Newton Robert, dairyman
Newton Frederick, sen.
Farrell Thomas, jun.
Smith John
Brown William G.
Cove street

West side
Torpedo Battery
Robinson Ralph G., "Cooranga"
Hay Arthur, marine surveyor, "Kelvin Grove"
Harmer Mrs. J.
Coates Percy H.
Peel Alexander
Jones Albert, surgeon dentist
Raymond James, "Ontario"
Firth James, accountant, "Caldale"
Norrie H.F., J.P., "Gunyah"
Cove street

Rose Bay
Bennett Mrs. Alfred, "Clairvaux"

Russell Street
Off Military road
Sladen A. W., J.P., "Norlingar"
Train Joseph, "Scarboro"
Monaghan James, 'bus proprietor
Mathiesen Mrs. M. M., "Dannebrog"
Goulding William
Anderson John, pilot service
Ayre Mrs. J.
Gibson Mrs. C. A.
Gibson W. H.
Raucland William B., "St. Ronans"

Salisbury Street
Off Military road
James Brothers, bakers
Chudleigh Herbert, pilot, "Elvina"
Tyler W. C., pilot, "Surbiton"
Jack Captain W., marine surveyor
Parry Robt, B., J.P., solicitor, "Terresford"
Sautelle E. S., J.P., council clerk

Short Street
Military road to Marine parade
Reid Charles W., M.D., surgeon, health officer
Badham Mrs. Charles

South Head
Hornby Lighthouse—David Watson principal lightkeeper; Alfred Johnson and James Quinn, assistants
Artillery Barracks and Fortifications—Captain Harrington Morris, in command

The Cresent
Off Hopetoun avenue
Place Captain George E. J., pilot service, "Bloneri"
Sweet Captain John L., pilot service, "Windsor"
Stephens William H., "Point Stephen"
Greenless John, "Balmoral"

Toogood Street (now called Clovelly Street)

Vaucluse Road—East side
New South Head road to Steel's point
O'Neill James
Knott Walter H., joiner
St. Mark's (C. of E.)—Rev. G. E. C. Stiles
Wentworth Fitzwilliam, "Greycliff"

West side
Sacred Heart Convent and School—Rev. Mother Salmon, superior; chaplains, the Franciscan Fathers
Allan G. Boyce, "Carrara"
Little Robert, "The Hermitage"
Steel Point Battery — Bombardier James Rusl, in charge

Victoria Street—North side
Cliff to Pacific street
Camp cove
New Thomas S.
Farrell Thomas
Farrell George
Badham Herbert, "Oroya"
Ward William, "Wilmarno"
Atkinson John
Hawker Major James C., R.A.A. "The Nook"
Wilmot E. Percy, "Wallaroo"
Rollason R., "Greystone"
Braby Ernest, "Sunbeam Cottage"

South side
Newton Charles
Weidemier Leonard J.
Newton Alfred

WAHROONGA,

MILSON'S POINT LINE.

Not Incorporated.

Beaufain Avenue
Off Lane Cove road
Nettleton Samuel, "Yoncla"
Jackson Rev. Daniel (Pres.)

Billyard Road
Cleveland street to Eastern road
Kershaw George W., nurseryman
McBride Charles
Vicarage Road
Chamberlain Frank, fruitgrower
Bray A. E., "Bonnyrigg"
Townsend Lawrence [illegible]
Johnson Charles [illegible]

Braeside Street
Cleveland street to Eastern road
Bloore Charles O., "Thule"
Maclean Aaron, "Knmdibar"
Byrne Edward W., J.P., "Eversley"
Hordern Cecil, "Pit-Lochrie"

Bundarra Avenue
Lane Cove road to Warwilla avenue
Matton C. H.
Matton Victor E.
O'Donnell James, carter
Jones Miss E.

Burns Road
Woonona avenue to Eastern road
Coonanbarra road—Cleveland street
Grosvenor street
Page W. Stewart, M.A., Wahroonga Grammar School
Millard R. J., surgeon, "Craigmyle"
Sievers E. J., Government valuator, "Hawksclouch"
Strang Walter S., merchant
Joseland Howard, architect
Wade Charles, K.C., "Merton"

[illegible] FUNERAL DIRECTORS OF N.S.W.: SYDNEY. (Head Offices: 820 George Street South. 'Phone 131)

THE FINEST SHOW IN THE WORLD

Derby Street—West side
Off Military road

Sladen Alfred W., J.P., "Norlinga"
White John, J.P.
White Robert

East side

Dunn Henry
Grant William
Russell Mrs. M.
Miller Robert
Avelor George
O'Connor J. J.
Hyde Joseph, builder
Bastick John W.
Creer Joseph, jun.
Norton John
Grant George, "Redcar"
Stanner Andrew E., "Otway"
Grant Robert, "Floradel"
James George, "Regidore"
Ludeke Francis
Cambridge street

Dunbar Street
Military road to park

Walker W. H., bootmaker
Gerdes George, "Barossa"
Crease Marcus
Dahms John H.
Ringwood Mrs. W. G.
Parkes Charles W.
Ross James

Fitzwilliam Road
Wentworth road to Hopetoun avenue

South side

Grice Charles C., "St. Neots"
Forsyth Adam

North side

Marshall Mrs. S. A., refreshment rooms

Gap Road
Military road to Dunbar street

Marler Charles
O'Neill Joseph D.
Nichol John, builder

Gap Street

Flower J. W. C.
Kendall Robert

Gladstone Street
Off Military road

Creer Captain Joseph
Police Station—David Goggins, constable in charge
Taylor Miss, "Valetta"

Hopetoun Avenue
New South Head road to bay

Morris Captain J. E., pilot service, "Jesmond"

Marine Parade
North side of steamer pier

Kelly Mrs. D. F., "The Bungalow"
Brooks Francis
Train Joseph, jun.
Jones James W.
Madden Alfred, bootmaker
Selkirk William
Graham Charles
Pepper Frederick
Smith James
Edwards E., boat proprietor (sheds)
Newton Henry, fisherman
Palace hotel—Mrs. Nellie Cann
South side of steamer pier
Toogood street
Cork Miss, "Zenleith"
Royal hotel—Louis H. Rintoul
Gap street
Vaucluse Municipal Council Baths
Graham John, boat proprietor

Military Road—East side
Artillery barracks to Signal staff, New South Head road

Artillery Barracks—Lieutenant Sweetland, R.A.A., in command
Government Reserve
Gap Park—Joseph Nott, caretaker
Johnston William, general store
Miller Miss
Baker Gilbert, "Braeside"
Council Chambers—E. S. Sautelle, J.P., council clerk
Reaburn W.
Bennett J. T., fuel merchant
William Chas., carrier (Sanders & Co.)
Congregational Mission Hall—Rev George Martin
St. Mary's Star of the Sea (R.C.) Church—Rev. Father P. B. Lawler
Public School—T. F. Dent, head master
St. Peter's (C. of E.) Church
St. Peter's Schoolroom
Nott Joseph

West side
Short street—Bay street—Toogood street

Vogt Conrad, van proprietor
Manley Mrs. R. A., general store
Silva William J.
Terness Philip C.
Thomson Miss J., preparatory school
Martin Rev. George (Cong.)
Smith Mrs. K., boardinghouse, "Beulah"
Robinson G. H., "Harbor View"
Griffiths Edward J., butcher
Bucknell C. W., greengrocer
Gladstone street
Sherwood Samuel, "Fairview"
Russell street—Derby street
Stiles Rev. G. E. C. (C. of E.)
Robinson Mrs. Julia, "Brunstock Villa"

New South Head Road—East side
Signal staff to Rose bay

Signal Hill Fort—J. Chapple, bombardier, in charge
Signal Staff—Alfred Gibson, signal-master; Frederick J. Gibson, assistant signal-master; L. E. Newell, telegraph operator
Macquarie Lighthouse—Hugh Patterson, chief engineer; James H. Vandeverd, principal lighthouse keeper; F. Silva, 1st assistant; Robert Johnson, 2nd assistant; Henry Thomas, assistant engineer
Instructional Depot, Shaftesbury—Mrs. D. R. MacDermott, matron and superintendent
South Head General Cemetery—George Jobson, sexton; Edwin S. Sautelle, J.P. (council clerk at Vaucluse), sec.
Von Demieux George, dairyman
Dunn F.
Dykes John A.
Vaucluse road

West side
Vaucluse road

Gray E. D., "Kainga"
Rose A., "The Folly"
Hendy-Pooley G., "Newhaven"
Everitt Mrs. E., refreshment rooms
Everitt Charles, house painter
Stratford F., "Cliff Villa"
Grand Pacific hotel—Mrs. Susan Toy
Hade Mrs. John, "Santa Maria"

Pacific Street—East side
Laing's point to Cove street
Victoria street

Coxen Major Walter, "Green Point Quarters"
Newton William, fisherman
Newton George
Newton Robert, dairyman
Gall Thomas
Layton William H.
Newton Frederick, sen.
Farrell Thomas, jun.
Smith John
Brown William G.
Cove street

West side

Torpedo Battery
Robinson Ralph G., "Cooranga"
Hay Captain Arthur, marine surveyor, "Kelvin Grove"
Harmer Mrs. J.
Macarthur G. H., surgeon, "Lanark"
McCulloch Mrs. M., "The Nutshell"
Peel Alexander
Kelly George F.
Rolfson Ernest B., "Tinto"
Home Henry A., warrant officer, R.A.A., "Lloella"
Firth James, accountant, "Caldale"
Norrie H. F., J.P., "Gunyah"
Cove street

Rose Bay

Martin Lady, "Clairvaux"

Russell Street—South side
Off Military road

Sladen A. W., J.P., "Norlingar"
Campbell Bruce, "Dachhaigh"
Monaghan James, 'bus proprietor
Mathiesen Mrs. M. M., "Dannebrog"
Duff Gordon, "Tamerlane"
Ayre Mrs. J.
Gibson Mrs. C. A.
Gibson W. H.
Hill Robert, "Grenfell"
Ebsworth Alfred, "Mennock"

North side

Farthing William R.
Johnston James, "St. Bees"
Raneland William B., "St. Romans"
Murray Captain William, pilot service, "Anchorage"
Lawson Thomas, "Rocklyn"

Salisbury Street
Off Military road

Fenson James J., baker
Chudleigh Herbert, manager pilot station, "Elvina"
Read George, surgeon, "Subiton"
Jack Captain W., marine surveyor
Parry Robt. B., J.P., solicitor, "Terrestord"
Sautelle E. S., J.P., council clerk

Short Street
Military road to Marine parade

Steven- Harold
Walen Alfred J
Crosson Captain William, pilot service

South Head

Hornby Lighthouse—David Watson, principal lightkeeper; James Quinn, assistant
Artillery Barracks and Fortifications—Lieutenant Sweetland, R.A.A., in command

The Crescent
Off Hopetoun avenue

Place Captain George E. J., pilot service, "Elonera"
Reid Charles W., M.D., surgeon, health officer, "Myall"
Sweet Captain John L., pilot service, "Windsor"
Moppett Frederick W., "Wilga"
Stephens William H., "Point Stephen"
Greenless John, "Balmoral"

Toogood Street (now called Clovelly Street)

Vaucluse Road—East side
New South Head road to Steel's point

O'Neill James
Knott Walter H., joiner

WOOD & COMPANY: *THE* FUNERAL DIRECTORS OF N.S.W.: SYDNEY. (Head Office: 810-2 George) (Street South. 'Phone 726)

JAGO, ESTATE AGENT, PARRAMATTA (Opp. Station). Tel. UW8221

3 Fallon Joseph
Martin H., 'Ayresome'
Smith Mrs. L., 'Gwenell'

Macquarie Road

Off Old South Head road
King's road

Marine Parade

North side of steamer pier
Short street

Newton G. W., boat shed
Pumping Station
Barton Arthur J., 'Mandalay'
Farmer Philip
Hanley Kenneth
Manuel Mrs. E. J., 'Wotonga'
Graham J., boat proptr.
Clemesha Harold G.
Graham Mrs. Margaret
Palmer H. V.
Brookes Francis
Smith Mrs. James
Graham J., boat propr.
Everitt Mrs. E. G., refshmt. rooms
Palace hotel—John J. Moore

Bay street

Watson's Bay Wharf

South side of steamer pier

O'Brien Oswald, newsagent
Marienato Michele, refreshment room
Town Hall & Council Chbrs.
Clovelly park—Clovelly st
Robertson place
Vaucluse Municipal Council Baths
Layfield John, 'St. Clair'
Kay A. D., 'Niagra'
Bird A., 'Inverloan'
Marienato M., 'Rosaria'
Robinson Stanley, 'Huntley'
Walker Thomas, 'St. Kilda'
Watson's Bay Life Saving House

Salisbury street
Keele street

Military Road
East side

Artillery barracks to Robertson place

Government Reserve

Gap road

Ayton Miss E. G., 'The Gap' Cafe
Robinson Mrs. G., tea rooms
21 Johnston Mrs. M.
19 Moore M. J. D.
Watson's Bay Theatre
School of Arts
Masonic Hall
9 Marler Mrs. N.
5 Clark R. W., fruiterer
3 Johnston W., real est. agent

Dunbar street

West side

Bay st—Robertson place—Clovelly street

Post and Telegraph Office
M. Clifford, P.M.
18 Cockerell M., tea rms.
16 Sagar E. A., chemist
14 Robinson M., ref. rm.
10 Bowden R. J. & Co., butchers
8 Baldwin W., grocer
Symonds Henry, draper

Robertson place

Moore Street

Off Bell street ..

New South Head Road
East side

Junction of Old South Head road to boundary

115 Jefferson Wm.
Pohlman Mrs. M.
118 Foley Mrs. A.
Shaftesbury Inebriate Institution
Baldwin R. L., officer in-charge

Laguna street

Public Telephone
103 Hurford S. E., btmkr.
101 Williams C. T., butcher
99 Robison W. H. B., estate agent
97-95 Clare J. & Sons, fruitrs. & greengrcrs.
93 Rawle C., confectioner
91 Brown Miss D.
Vaucluse Pharmacy
89 Falbey Reg., hairdresser
87 Lewis Mrs. M., fancy goods
85-83 Cooper C. R., grocer
81 Enderby A. F.
77 Ivison L., motor garage
71 Martell Mrs. M.
69 Donaldson Mrs. G. G.
67 MacDougall R. M., J.P.

Girilang avenue

65 Fielding James, J.P.
63 Macfarlan A. I.
53 Fisk E. T.

Captain Piper's road

47 Mooney Arthur H.
45 Olesen Marcus
41 Kennedy Herbert

Ray avenue

35 Jenkins E. J., medical practitioner
33 York R. S.

(Rose Bay)

31 Cain Mrs. C.

Clairvaux street

29 Wilson Wm., J.P.
27 Glassford D. M.
25 Heath J.
23 Arnott J. M.
21 Remington Horace
19 Horton George H.
17 Moses John

Ashgate avenue

Towns road

(For continuation see Woollahra)

West side

134 Macpherson W.
132 Blanks W. H.
130 Ensby C. R.
128 Simpson D. C.
Simpson I. R., solctr.
126 Harris A. L.
120 Martin D. N.
118 Asher Sept., dentist
114 May William

Village Lower road—Serpentine parade

84 Wilson J.
62 Shelley Mrs. E. A., dpr.
60 Lerner H., grocer
58 Pryor C. A., grngrcr.
56 Davison Douglas, estate agent
54 Freeman Bros., fish sh.
46 Liffen J., greengrcr. & confectnr.

Petrarch avenue

44 Steele C. R., butcher
24 McCreadie Dr. J. L. M.

Hopetoun ave—Wentworth rd

Wisteria (The), pastrycooks
22 McDermott O. J.

Greyfield place

18 Lindsay T. H.
14 Miller Miss T.
Miller Miss B.
12 Hovle Clifford
8 Williamson Mrs. W.
4 Schramm Chas. W.
St. Michael's (C. of E.)
St. Michael's Rectory
Barder Rev. H. W. A.

Vaucluse road—Bay View Hill street

(For continuation see Woollahra)

Nulla Street

off Ray avenue

Nurran Road

Off Vaucluse road to Coolong road

Lamb Mrs. E. J., 'The Ness House'
Griffin F. H., 'Melbina'
Smith D., 'Wycombe'

Old South Head Road
West side

From Robertson place to boundary

332 Clarke Daniel, carrier
330 Robinson Miss Isabel
328 Macdonald John M.
328 Robinson R. H., watchmaker
322 Suttle G. T.
320 Houghton W.
318 Barrett Albert, confctr.
316 Dawson G. H., hrdrsr.
314 Manley E. M., grocer

Salisbury street

312 Hunter A. E., baker
306 Dunton John
Robinson D., fruiterer
304 Prowse W., bootmaker
298 Day C. H., carrier
296 Spillane T.
294 Russell Chas. E.

Bell street
Russell street

286 Morris E.
Holdridge Captain F.
Gaskell E. J. & Son, fuel merchants

Derby street

274 Pascoe J. P.
272 Fletcher Miss E. L.
270 Mallesch William
268 *Flats*—
264 Cracknell Miss M. C.
262 Grace Edwin
258 Zlotkowski I.
256 Davies L. F.
252 Ponder Norman F.

Cambridge street

198 Hendy-Pooley Mrs. C. E.
N.S.W. Fire Brigade Stn.—Jas. Menzies, off. in ch.
194 Craig Alex. C. C.
190 Schurack Alan M.
182 Parkin Benjamin
180 Taylor H.
178 Fisher Miss E.
176 Hinton Wm. R.

George's road

174 McFadyen John
170 Beddoe Frank
168 Palmer F. A.
166 Cook J. Linell
164 Lean Alick
158 McNamara J., strekpr.

Macquarie road

106 Trewenack W. H., cons. mining engineer
154 Crowe Edmund
152 Armstrong T. E. D.
150 Bennett Dennis H.
142 Wallace Mrs. E.
138 Chamberlain Ralph E.
136 Humphrey Robt. C.
134 Clarke Mrs. L. M.
132 De Satge E. O.
130 Nelson William F.
128 Lowe W. S.

Village High rd

122 Bembrick John, J.P.
120 Russel William O.
116 Hirst James

New South Head road
Laguna street

114 Goodson William
112 Napier A. L.
108 Greig John W.
106 Hewlett Alfred R.
104 Hill Charles G.
102 De Saxe L. F.

Billong avenue

84 Shelley Percy
74 Rees S. L. O.
64 Simpson O. A.
40 Bilson Wilfred
38 Clarke Alfred G.
36 Molesworth A. T.
34 Houston W.
32 Vollugi Ernest R.
Lutheran Church—Rev. Scribner Raymond

Captain Piper's road

24 Chanter Mrs. A.
22 Wilson Mrs. G. F.
20 Cannon Mrs. K.
4 Nicholson T., butcher
2 Sanders A. T., grngrcr.

East side

From Military road to Towns road

R.C. Hall
R.C. School—Sisters of Mercy
Our Lady Star of the Sea Convent
Our Lady Star of the Sea (R.C.) Church — Rev. John Halpin
Kelly J. J., 'Southcott'
St. Peter's (C. of E.) Church
St. Peter's Schoolroom
Cherry Rev. J. F. (Ch. of E.), The Rectory
Signal Hill Fort
Chapple J. F.
Signal Staff — Alfred Gibson, signalmaster
Deveau Stephen
Macquarie Lighthouse
Welsh J. W.
Fry John R.
Thomson Chas. A.
Smith Stewart
Sanitary Depot Reserve

Olola Avenue

Wentworth road to Vaucluse Park

1 Franklin Mrs. E.
2 Kitchen Eric W.
3 Estens Mrs. H. J.
4 Allen C. C.
5 Duncan William
7 Burkard L.
8 Cooke A. A.
9 Abbott Mrs. R.
10 Vickery K. F., medical practnr.
12 McPherson E.
13 Macarthur-King Lt.-Col. G. H.
17 O'Keefe M.
18 Anderson Wm. Jas.
22 Robertson R. S.
23 Rowley Eric N., slctr.
24 Durcher Carl

Kelburn Flats—
22 Robertson R. S.
Scandrett R. R.
Draper T. W.
Harris Mrs. Sydney

Wakeno Flats—
Rickards S. F. B.
Watson F. C.
Kain W.
Parr R. G.
30 O'Brien F.
31 Nathan C. F.
32 Ambrose T.
34 Isaacs D. W.
36 Wootton G.
38 Smith F. L.
46 Hill Macartney
47 Cave Francis H.

Barrabòra avenue

48 Stirling Norman
49 Temple F.
50 Vick W. W.
51 Ames F. W.
Whitchell H. G.
52 Aspinall F.

JAGO, AUCTIONEER, PARRAMATTA, and at VAUCLUSE. TEL. UW8221.

Masonic Hall
9 Marler Mrs. N.
3 Johnston W., real est. agent
The Mansions Flats—
Wilson Fred.

Dunbar street

West side

Bay st—Robertson place—
Clovelly street
Post and Telegraph Office M. Clifford, P.M.
18 Cockerell M., tea rms.
16 Sagar E. A., chemist
14 Robinson M., ref. rm.
12 Clark R. W., fruiterer
10 Bowden R. J. & Co., butchers
8 Baldwin W., grocer
2 Symonds Henry, draper
2 Pipe Miss R. N.

Robertson place

Moore Street
Off Bell street

New South Head Road
East side

Junction of Old South Head road to boundary
115 Jefferson Wm.
Pohlman Mrs. M.
113 Foley Mrs. A.

Laguna street
Public Telephone
103 Hurford S. E., bmkr.
101 Williams C. T., butcher
99 Robison W. H. B., estate agent
97-95 Clare J. & Sons, fruitrs. & greengrcrs.
93 Rawle C., confectioner
91 Brown Miss D.
Vaucluse Pharmacy
89 Falbey Reg., hairdresser
87 Lewis Mrs. M., fancy goods
85-83 Cooper C. R., grocer
81 Hutter Mrs. A.
77 Ivison L., motor garage
71 Martell Mrs. M.
69 Donaldson Mrs. G. G.
67 MacDougall R. M., J.P.

Girilang avenue
65 Fielding James, J.P.
63 Loewenthal A. M., J.P.
53 Fisk E. T.

Captain Piper's road
Stephens F. G. S., M.D., 'Harwood'
47 Mooney Arthur H.
45 Olesen Marcus

Ray avenue
35 Jenkins E. J., medical practitioner
33 York R. S.

(Rose Bay)
31 Cain Mrs. C.

Clairvaux street
29 Wilson Wm., J.P.
27 Glassford D. M.
25 Heath J.
23 Lynch S. F., M.D.
21 Johnston W. R.
19 Russell S. Alison
17 Moses John

Ashgate avenue

Towns road
(For continuation see Woollahra)

West side

134 Macpherson W.
132 Blanks W. H.
130 Ensbey C. R.
128 Simpson D. C.
Simpson I. R., solctr.
126 Harris A. L.
120 Stringer C. E.
118 Asher Sept., dentist
114 May William

Village Lower road—
Serpentine parade
106 Trewenack W. H.
84 Wilson J.
82 Marsh John

, ETC. Tel. UW8221.

1930

W. F. JAGO, Estate Agent, Parra

New South Head rd. cont.—
62 Shelly Mrs. E. A., haberdashery & lby.
60 Dwyer O., grocer
58 Pryor C. A., grngrcr.
56 Davison Douglas, estate agent
54a Collins A.
54 Freeman Bros., fish sh.
50 Clare J., ham & bf. shp.
48 Reaney C., estate agent
46 Litten J., greengrcr. & confectnr.

Petrarch avenue
44 Tobiason H., butcher
24 Kenny L.
34 The Primrose, ladie's & children's hairdressers

Hopetoun ave—Wentworth rd
22 McDermott O. J.
20 Horton George H.

Graylind place
18 Lindsay T. H.
14 Miller Miss T.
Miller Miss B.
12 Hoyle Clifford
8 Williamson Mrs. W.
St. Michael's (C. of E.)
St. Michael's Rectory
Barder Rev. H. W. A.

Vaucluse road—Bay View Hill street
(For continuation see Woollahra)

Nulla Street
off Ray avenue

Nurran Road
Off Vaucluse road to Coolong road
Dakin W. J., professor, 'The Ness House'
Griffin F. H., 'Melbina'
Smith Dyson, 'Wycombe'

Old South Head Road
West side

From Robertson place to boundary
332 Clarke Daniel, carrier
330 Robinson Miss Isabel
324 Williamson B. W.
322 Jones W. B.
320 Drew Mrs. Elizabeth
318 Bollen S. E., confctr.
316 Dawson G. H., hrdrsr.
314 Manley E. M., grocer

Salisbury street
312 Hunter A. E., baker
306 Dunton John
Robinson D.
304 Prowse W., bootmaker
298 Day C. H., carrier
296 Spillane T.
294 Suttle J. T.

Bell street
288 Drinkall W.

Russell street
286 Masters F.
286 Holdridge Capt. F.
Gaskell E. J. & Son, fuel merchants

Derby street
274 Pascoe J. P.
272 Fletcher Miss E. L.
266-8 *Flats—*
Davison Fred.
Spence E.
Port D.
264 Cracknell Miss M. C.
262 Grace Edwin
258 Zlotkowski L.
256 Davies L. F.
254 Roberts J.
252 Dallas H.
Signal Tea Rooms—
A. Sharpe
232 Ponder Norman F.

Cambridge street
198 Hendy-Pooley Mrs. C. E.
N.S.W. Fire Brigade Stn.—
F. J. Bathie, officer in charge
194 Craig Alex. C. C.
190 Schurack Alan M.
182 Parkin Benjamin
180 Rashley A.
178 Kirby R. C., slctr.

George's road
174 McFadyen John
170 Palmer F. A.
168 Fuller B.
166 Cook J. Linell
164 McNeil Norman H.
158 McNamara J., strekpr.

Macquarie road
156 Fraser W. F.
154 Odgers H. F.
152 Armstrong T. E. D.
150 Ferris A.
148 Chapman H. L.
142 Evans C.
138 Chamberlain Ralph R.
136 Bomphrey Robt. C.
132 Garvan J.
130 Nelson William F.
128 Lowe W. S.

Village high rd
122 Bembrick John, J.P.
120 Delany William N.
116 Hirst James

New South Head road
Laguna street
114 Goodson Benjamin
110 White S.
104 Hill Charles G.
102 De Saxe L. F.

Billong avenue
84 Shelley Percy
74 Rees S. L. G.
72 Tuance R. W.
64 Simpson O. A.
40 Bilson Wilfred
38 Clarke Alfred G.
36 Molesworth A. T.
34 Houston W.
32 Oliver F.
32 Mahony E. R.
Lutheran Church—Rev. Rev. Oswald Noske

Captain Piper's road
24 Chanter Mrs. A.
20 Cannon Mrs. K.
12 Johnson G. R., grocer
10 Gemmola E. Bros., gn-grocers
8 Trape's Pharmacy
6 Mackenzie I. L., news agent
Post Office, Diamond Bay
Public Telephone
4 Nicholson T., butcher
2 Sanders A. T., grngrcr.

East side

From Military road to Towns road
R.C. Hall
R.C. School—Sisters of Mercy
Our Lady Star of the Sea Convent
Our Lady Star of the Sea (R.C.) Church — Rev. John Halpin, presbytery
Gunyah Scouts' Hall
Kelly J. J., 'Southcott'
St. Peter's (C. of E.) Church
St. Peter's Schoolroom
Cherry Rev. J. F. (Ch. of E.), The Rectory
Signal Hill Fort
Chapple J. F.
Signal Station
Macquarie Lighthouse
Cameron J.
Fry John R.
Thomson Chas. A.
Smith Stewart
Sanitary Depot Reserve

Ofoin Avenue
Wentworth road to Vaucluse Park
1 Franklin Mrs. E.
2 Kitchen Eric W.
3 Estens Mrs. H. J.
4 Allen C. C.
5 Duncan William
7 Burkard L.
8 Toohey F. J.
9 Abbott Mrs. R.
10 Vickery K. F., medical practnr.
12 McPherson K.
13 Macarthur-King Lt.-C G. H.
17 O'Keefe M.
18 Anderson Wm. Jas.
22 Robertson R. S., jun.
23 Rowley Eric N., slct
24 Wilson Andrew M.
25 *Kelburn Flats—*
Pearce W. H.
Draper T. W.

Maheno Flats—
Long S. A.
Watson F. C.
Thomas F.
29 Taylor T. C.
30 O'Brien F.
31 Nathan C. F.
32 Ambrose T.
34 Collins N.
36 Wootton G.
37 Durcher Carl
38 Smith F. L.
39 Moxon George
41 Martin E.
46 Hill Macartney
47 Cave Francis H.

Burrabirra avenue
48 Stirling Norman
49 Temple F.
50 Vick W. W.
51 Ames F. W.
Whitchell H. G.
52 Aspinall F.

Boambillee avenue
54 Braddock S., dentist
55 Taylor A.
56 Clark H. J.

Olpbert Avenue
Off Village High road to Village Lower road
East side

41 Johnson C. L.
39 *Avon Court Flats—*
1 de Satge Mrs. E.
2 Gilbert Mrs. E.
3 Henley C.
4 Lake W. J.
37 Archer Charles
35 Watson Roland
33 Squire E. C.
31 Collins H.
Electricity Department Sub-station No. 193
29 Sully Mrs. W. F.
27 Freame H.
25 Bartlett H. G.
23 Foster Miss M. A.
21 Stafford G. S.
19 Kaye R. I.
13 Doidge E.
11 McLachlan A. L.
9 Mackey E. G.
7 Simon Herbert
5 Jewell E. J.
3 Harris Stephen
1 Brown Capt. J. F. S.

West side

6 Mann F. W. C.
8 Simonds T.
10 Coleman Rev. Wm. (Meth.)
12 Houston S. McP.
14 Kemety G. W. F.
18 Stewart R. A.
20 Cullen John
22 Whittingham John L.
24 Hillier E.
26 Holden Capt. L. H.
28 Cobden Mrs. R.
Methodist Church

Pacific Street
East side

Laing's Point to Cove street
Victoria street
31 Military Building
MacBride Major H. W.
21 Newton George

Camp Street
17 Gall Frank
15 Layton John
13 Flannery James
11 Elliott William A.
9 Smith Alex.
7 Wagner Phillip
5 Staff Harold

W. F. JAGO, AUCTIONEER, PARRAMATTA, AN

A9

N.P.V.

DEPARTMENT OF THE VALUER GENERAL, N.S.W.—VALUATION LIST.

VALUATION DISTRICT OF VAUCLUSE — WARD OR RIDING — VALUATION No. 1326

OWNER'S NAME	OCCUPATION	ADDRESS
The Department of Education		c/- Resumed Properties Department, 16 Grosvenor Street, Sydney.
LESSEE'S NAME		

COUNTY Cumberland — PARISH Alexandria — TOWN OR VILLAGE

REGD. REF. TO TITLE Vo. / Bk. — Fo. / No. — D.P. — OTHER TENURES — NATURE OF IMPROVEMENTS — LOCALITY OR ESTATE — R. 62401 & R. 65960

STREET Old South Head Rd. — SIDE W. — HOUSE No. OR NAME

DATE VALUES TAKE EFFECT IN VALUATION ROLL	PORTION.	SEC.	LOT.	AREA OR DIMENSIONS.	VALUES. UNIMPROVED. £	IMPROVED. £	ASSESSED ANNUAL. £	REMARKS.
30.6.40				5 [illegible]	3750	3750	188	
					Exempt			

94 600—3

DEPARTMENT OF THE VALUER GENERAL, N.S.W.—VALUATION LIST

1670 VALUATION DISTRICT OF NORTH HEAD — WARD OR RIDING — VAUCLUSE — VALUATION No. 1391

OWNER'S NAME	OCCUPATION	ADDRESS
The Department of Education		C/- Govt. R.S.W. Real Estate Office. 16 Grosvenor St. Sydney

COUNTY Cumberland — PARISH Alexandria — TOWN OR VILLAGE

LAND DESCRIPTION: LAND DISTRICT — LOT — SECTION — DP — PORTION — OTHER — PERIOD — NATURE OF IMPROVEMENTS — LOCALITY OR ESTATE — HOUSE NO. OR NAME

STREET Old Sth. Head Rd. — SIDE W — LOCALITY OR ESTATE R. 62401 & R. 65960.

DATE VALUED FOR VALUATION ROLL	POSITION	AREA	AREA OR DIMENSIONS	VALUES UNIMPROVED £	VALUES IMPROVED £	ASSESSED ANNUAL £	REMARKS
31.7.59			Acs	40000	40000	2000	NOT RATABLE.

FM

1391

DEPARTMENT OF THE VALUER GENERAL, N.S.W.—VALUATION LIST

VALUATION DISTRICT OF WOOLLAHRA WARD OR RIDING VAUCLUSE VALUATION No. 1410

OWNER'S NAME AND ADDRESS

The Department of Education,
C/- Resumed Properties Dept.,
16 Grosvenor Street,
SYDNEY.

BUSINESS NAME

COUNTY Cumberland PARISH Alexandria TOWN OR VILLAGE

Portion/Lot No. | Lot | D.P. | Other Tenure | Nature of Improvements | School | Locality or Estate | House No. or Name

STREET Old South Head Rd SIDE W Vaucluse Boys' High School

Date of Valuation Operative	Portion	Sec.	Lot	Area or Dimensions	Value Unimproved A	Value Improved Z	Assessed Annual Z	Remarks
9.3.62				3 Acs.	50000	250000	12500	
					50000			

Hore Laguna St.

A A E

LIST OF HISTORICAL ARCHITECTURAL PLANS AND REPRESENTATIVE PLANS FROM THE NSW DEPARTMENT OF COMMERCE

STAGE 4
COVERED WAY

BLOCK C

STAGE 3

STAGE 5
COVERED WAY, STAGE EXTENSION & LOBBY

E1.04 GENERAL ASSISTANT

EXISTING FLOOR RL

E1.02 PE STAFF STUDY

E1.01 STORE

2 FLOOR PLAN LEVEL 1

GIRLS' TOILET

SPORT STORE

STAFF SHOWER

GIRLS' CHANGE

BOYS' CHANGE

E2.01 BOYS' TOILET

E2.05 CLEANERS CHANGE

E2.07 CORRIDOR

E2.04 MALE TOILET

E2.06 STORE

E2.03 STORE

E2.10 STORE

D2.06 LOBBY 3

E2.01 MULTI-PURPOSE SPACE EXISTING FLOOR LEVEL RL 77700
STAGE 6
FINISHES TO WALL & ASSOCIATED WALL ROBES

E2.03 STORE RL TO MATCH STAGE

3 FLOOR PLAN LEVEL 2

BLOCK A LEVEL 3

BLOCK A LEVEL 2

STAGE 5
COVERED WAY & LOBBY

E1.01 LOBBY 5

1 FLOOR PLAN LEVEL 1

5 OFF BUBBLERS SEE SITEWORKS

LANDSCAPED GARDEN BED

D1.09 HANDICAP

BLOCK B

D1.10 GIRLS' TOILET

D1.11 BOYS' TOILET

D1.07 STORE

D1.08 STORE

D1.06 LOBBY 3

D1.05 DELIVERY

D1.01 CANTEEN

D1.04 CLOTHING STORE

D1.02 STORE

D1.03 BOOK STORE

D1.01 SHELTER 1

D1.01 SHELTER 2

LANDSCAPED GARDEN BED

LANDSCAPED GARDEN BED

NOTE: UNLESS NOTED OTHERWISE ALL AREAS WILL FORM PART OF STAGE 4 WORK

KEY PLAN

LEGEND

EXISTING BUILDINGS

STAGE 1 WORK COMPLETED

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING FABRICATION. FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALED MEASUREMENTS.

DEPARTMENT OF PUBLIC WORKS
NEW SOUTH WALES
W.K. FITZ DIRECTOR OF PUBLIC WORKS

J.W. THOMSON
GOVERNMENT ARCHITECT

DESIGN BY
GOVERNMENT ARCHITECT

CONSULTING ARCHITECTS
RUDE & BAGNEY
87 PACIFIC HIGHWAY
NORTH SYDNEY 2060 929 0511

CONSULTING ENGINEERS
STRUCTURAL & CIVIL
TAYLOR THOMSON WHITTING
66 KINGDON STREET
ST LEONARDS 2065 439 2261

CONSULTING ENGINEERS
MECHANICAL
PUBLIC WORKS
DEPARTMENT

CONSULTING ENGINEERS
ELECTRICAL
PUBLIC WORKS
DEPARTMENT

CONSULTING LANDSCAPE ARCHITECTS
PUBLIC WORKS
DEPARTMENT

VAUCLUSE HIGH SCHOOL
CONVERSION TO CO-EDUCATION

DRAWING
BLOCK D&E LEVEL 1&2

FLOOR PLANS STAGES 3-6
ALTERATIONS TO WALL FOR 16TH ACT

PLAN BOOK NUMBER SB1599/108A

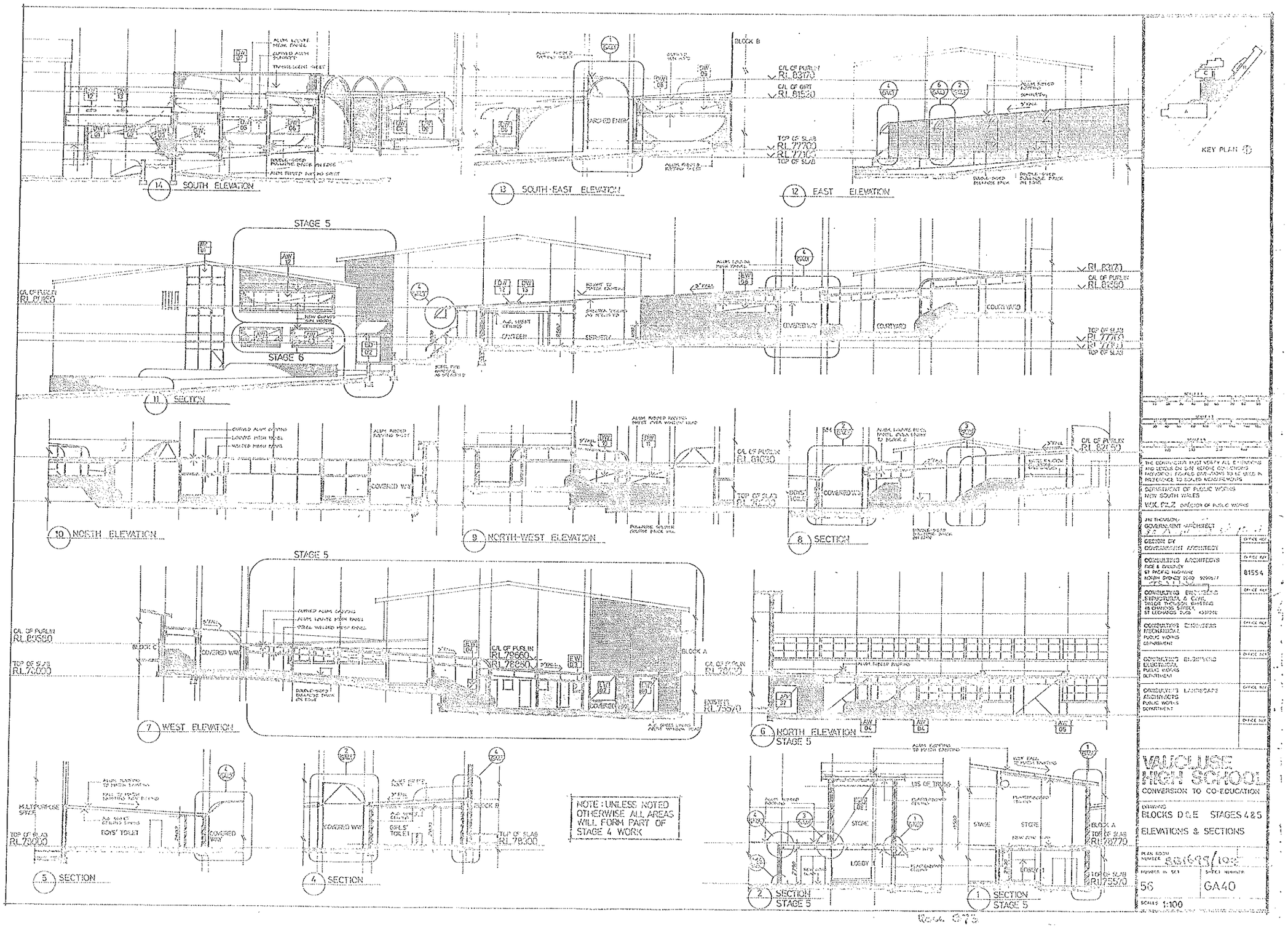
NUMBER IN SET 56

SHEET NUMBER GA37A

SCALES 1:100

Roll 873

300m.m. ON ORIGINAL SCALE


14 SOUTH ELEVATION
13 SOUTH-EAST ELEVATION
12 EAST ELEVATION
KEY PLAN
STAGE 5
STAGE 6
11 SECTION
10 NORTH ELEVATION
9 NORTH-WEST ELEVATION
8 SECTION
7 WEST ELEVATION
6 NORTH ELEVATION STAGE 5
5 SECTION
4 SECTION
2 SECTION STAGE 5
1 SECTION STAGE 5
NOTE : UNLESS NOTED OTHERWISE ALL AREAS WILL FORM PART OF STAGE 4 WORK
THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE CONSTRUCTION OR SHOP DRAWINGS. FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALED MEASUREMENTS.
DEPARTMENT OF PUBLIC WORKS NEW SOUTH WALES
W.K. FITZ DIRECTOR OF PUBLIC WORKS
J.W. THOMSON GOVERNMENT ARCHITECT
DESIGN BY CONTRACT ARCHITECT
CONSULTING ARCHITECTS 81554
CONSULTING ENGINEERS STRUCTURAL & CIVIL
CONSULTING ENGINEERS MECHANICAL PUBLIC WORKS DEPARTMENT
CONSULTING ELECTRICAL PUBLIC WORKS DEPARTMENT
CONSULTING LANDSCAPE ARCHITECTS PUBLIC WORKS DEPARTMENT
VAUCLUSE HIGH SCHOOL
CONVERSION TO CO-EDUCATION
DRAWING
BLOCKS D & E STAGES 4 & 5
ELEVATIONS & SECTIONS
PLAN ROOM NUMBER 881699/102
NUMBER IN SET 56
SHEET NUMBER GA40
SCALE 1:100
300mm ON ORIGINAL SCALE

SOUTH ELEVATION

NORTH ELEVATION

SECTION G-G

PLAN

WOODWORK BLOCK

SECTION F-F

SOUTH ELEVATION

TOILET BLOCK

WEST ELEVATION

TOILET BLOCK

ASSEMBLY AREA

CLASSROOM BLOCK

12" ON ORIGINAL

NORTH ELEVATION

SECTION C-C

TOILET BLOCK

ASSEMBLY AREA

HALL-GYMNASIUM

CLASSROOM BLOCK

VAUCLUSE BOYS' HIGH SCHOOL

GROUND FLOOR PLAN

SCALE: 1/8" to 1'0"

No. OF DRAWINGS IN SET: 15

DATE: 31 JAN 1950

JOB NO. S 51

DRAWING No. 3

T. C. WHITTLE PTY. LTD.
MECHANICAL ENGINEERS & SUPPLIERS
CONSULTING ENGINEERS

HARRISON & GILLIES
CONTRACTING ENGINEERS (CONCRETE)

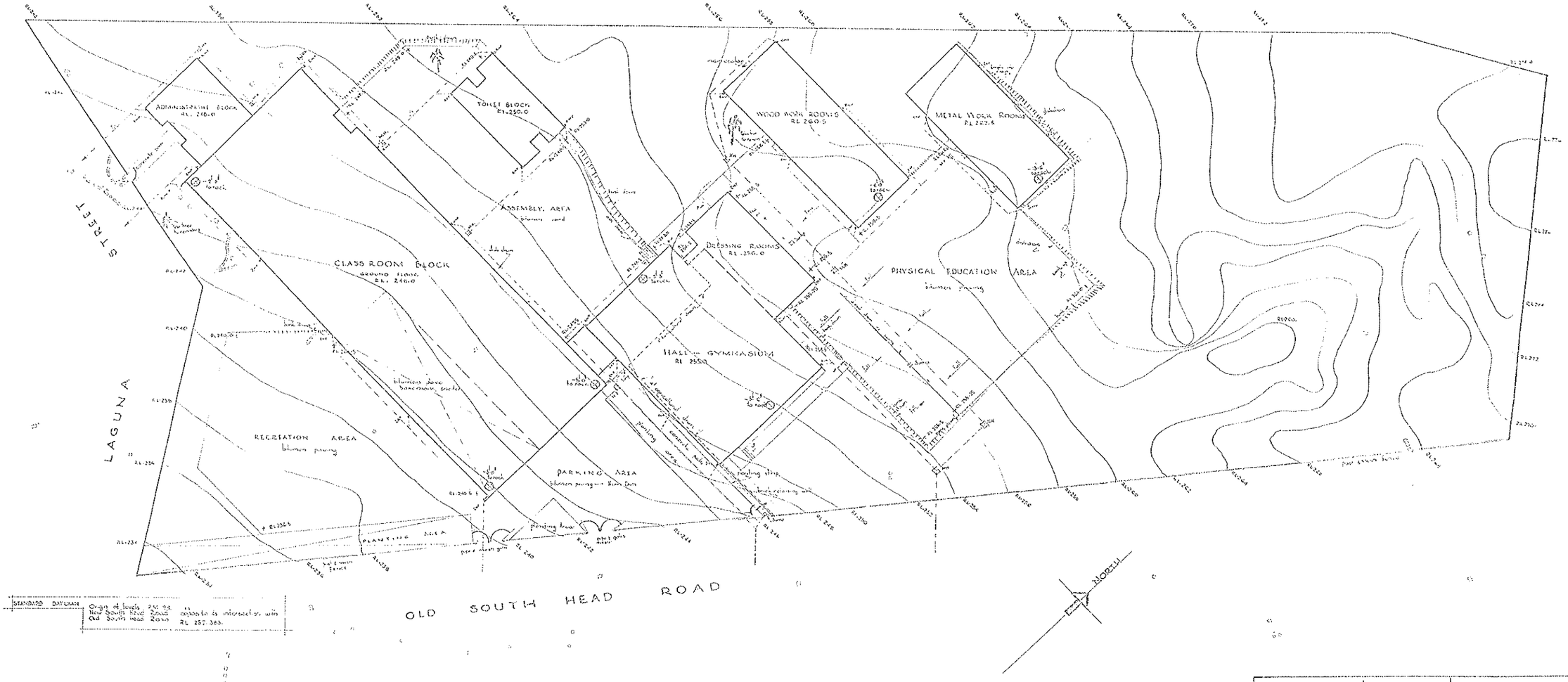
ARCHITECTS H.C. METROPOLITAN DISTRICT.

GOVERNMENT ARCHITECT

CONTRACT No. 11/50

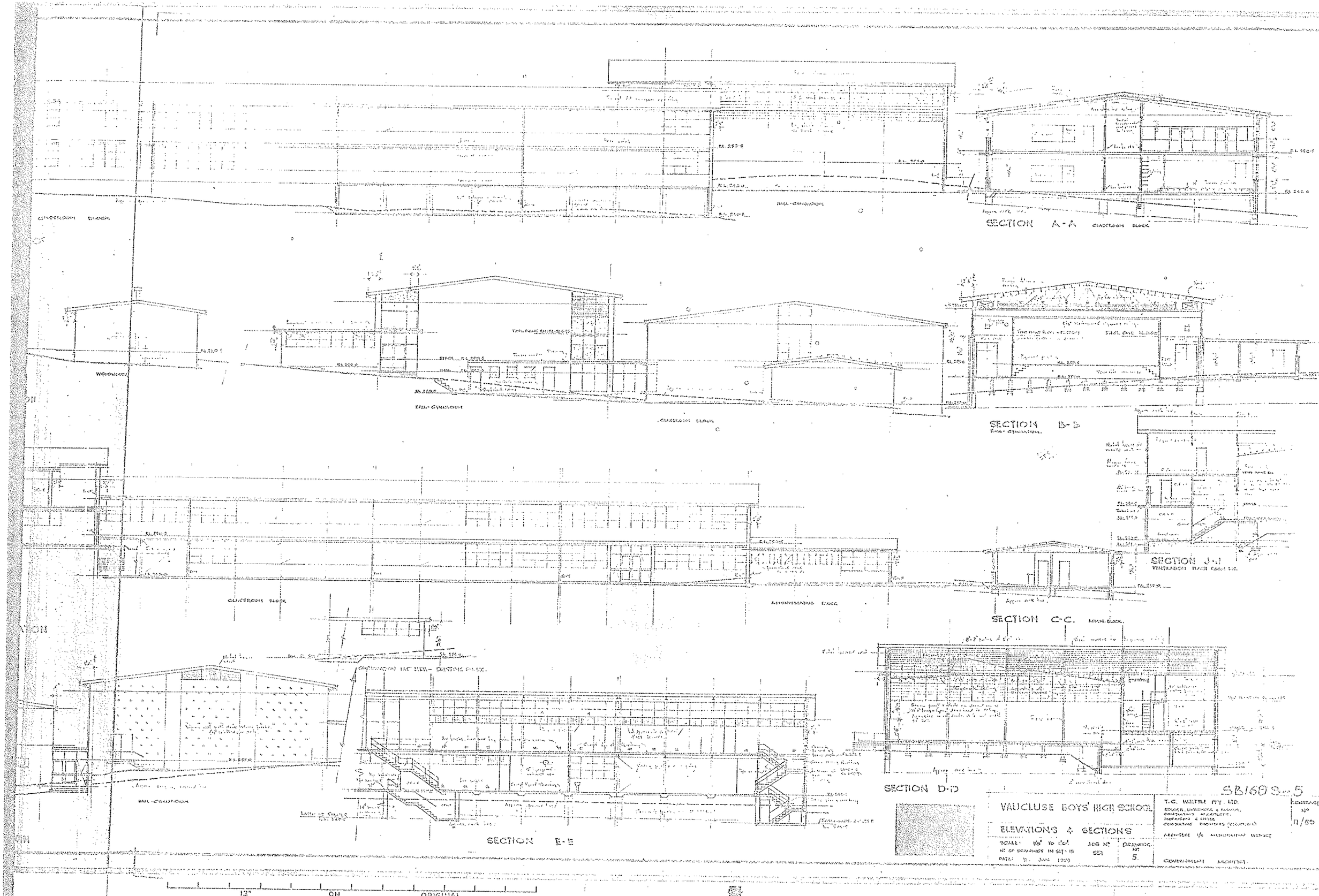
S51(09)-3

12" ON ORIGINAL



VAUCLUSE BOYS' HIGH SCHOOL		T.C. WHITLEE PTY. LTD. GEORGE LITCHFIELD & GEORGE CONSULTING ARCHITECTS MORRISON & LITTLE CONSULTING ENGINEERS Structural Mechanical & Electrical	CONTRACT No. 17/59
SITE PLAN		Registered for Metropolitan District	
SCALE 1/16" = 1'0"	JOB No. 551	DRAWING No. 1	361699/34
No. OF DRAWINGS IN SET 15			GOVERNMENT ARCHITECT
DATE 31 JAN 1959			

12" ON ORIGINAL



VAUCLUSE BOYS' HIGH SCHOOL

ELEVATIONS & SECTIONS

SCALE: 1/8" TO 1'0" | JOB NO 551 | DRAWING NO 5

NO OF DRAWINGS IN SET IS

DATE 31 JAN 1963

T.C. WHITTLE PTY. LTD.
BROOKER, LUTHERDALE & ANSELL,
CONSULTING ARCHITECTS,
HARRISON & LITTLE,
CONSULTING ENGINEERS (ASSOCIATED)

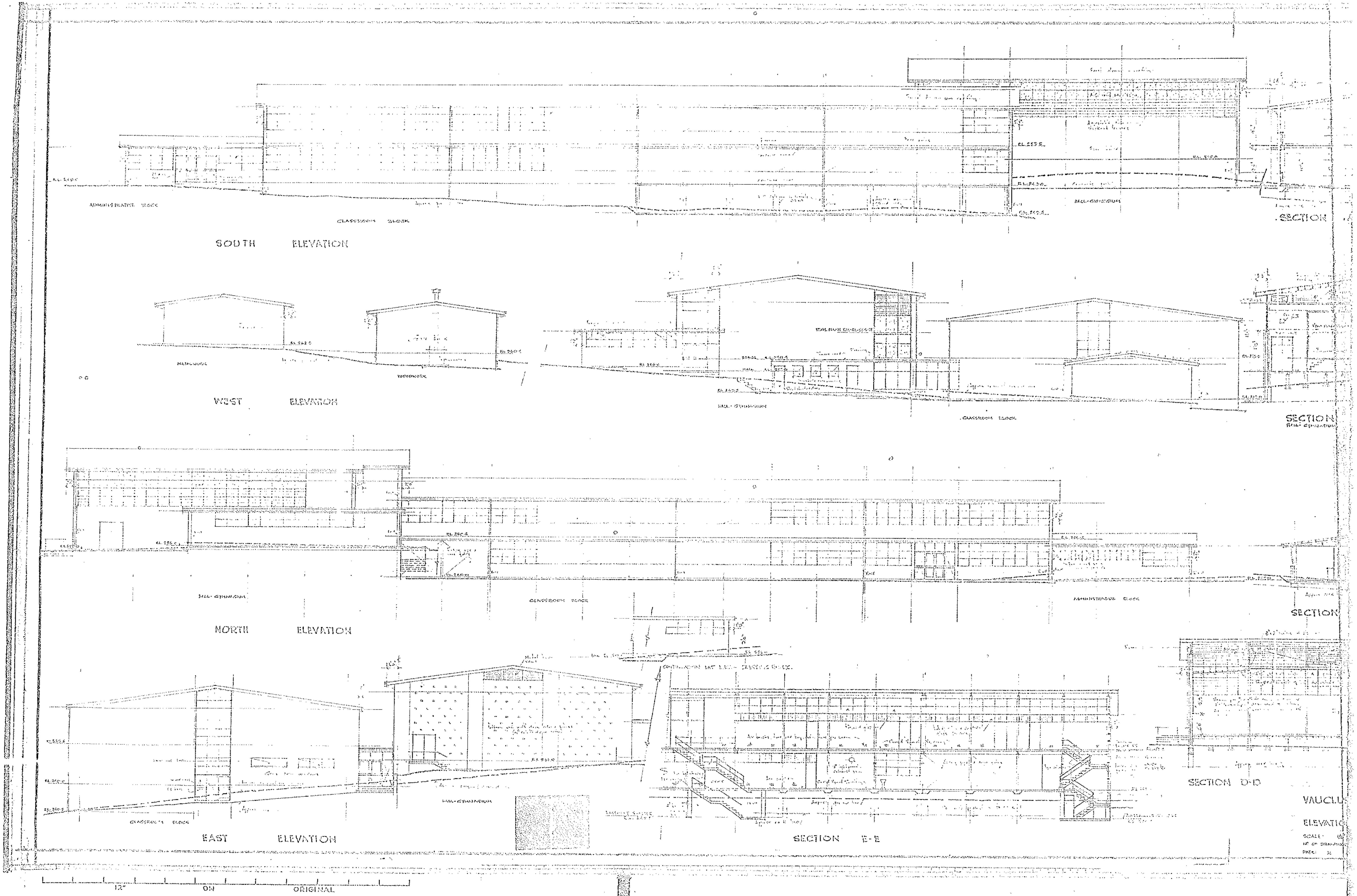
ARCHITECT I/C ADMINISTRATION DISTRICT

GOVERNMENT ARCHITECT

SB/689-5

CONTRACT NO 11/59

12" ON ORIGINAL


ADMINISTRATIVE BLOCK
CLASSROOM BLOCK
HALL-GYMNASIUM
SECTION
SOUTH ELEVATION
METALWORK
WOODWORK
WEST ELEVATION
CLASSROOM BLOCK
SECTION
HALL-GYMNASIUM
CLASSROOM BLOCK
ADMINISTRATIVE BLOCK
SECTION
NORTH ELEVATION
SECTION D-D
CLASSROOM BLOCK
HALL-GYMNASIUM
EAST ELEVATION
SECTION E-E
VAUCLUS
ELEVATIO
SCALE:
Nº OF DRAWING
DATE:
12" ON ORIGINAL

KEY PLAN

BM dbl & cut in conc kerb on prolongation South western boundary platmark 1457 on north western side Old South Head Road (Council Mark schedule W.29) RL 81.930.

BM t/c & cut in top step on South western side of 1 storey classroom building - RL 78.811

CUT LINE-REFER TO GA02

CRICKET NETS

TO BE DEMOLISHED

AREA

COURT 1

BITUMEN

BASKETBALL

GRASS

AREA

BRICK BUILDING (METAL WORK) BLOCK C

SHELTER SHED TO BE DEMOLISHED

GRASS

BLOCK B 2 & 3 STOREY CLASSROOMS

BUILDING

ROAD

514277

300m.m ON ORIGINAL SCALE

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DEPARTMENT OF PUBLIC WORKS
NEW SOUTH WALES
W.K. PILZ DIRECTOR OF PUBLIC WORKS

J.W. THOMSON
GOVERNMENT ARCHITECT

DESIGN BY
GOVERNMENT ARCHITECT

CONSULTING ARCHITECTS
RICE & DASHNEY
97 PACIFIC HIGHWAY
NORTH SYDNEY 2060
[illegible]

CONSULTING ENGINEERS
STRUCTURAL & CIVIL
TAYLOR THOMSON WHITTING
89 CHANDOS STREET
ST LEONARDS 2065

CONSULTING ENGINEERS
MECHANICAL
PUBLIC WORKS
DEPARTMENT

CONSULTING ENGINEERS
ELECTRICAL
PUBLIC WORKS
DEPARTMENT

CONSULTING LANDSCAPE
ARCHITECTS
PUBLIC WORKS
DEPARTMENT

VAUCLUSE
HIGH SCHOOL
CONVERSION TO CO-EDUCATION

DRAWING
SITE PLAN
NORTHERN AREA

PLAN SHOW NUMBER 56/1699/67
NUMBER IN SET 56
SHEET NUMBER GA03

SCALE 1:200

Road 875

CUT LINE - REFER TO GA03

BRICK BUILDING
(WOODWORK)
BLOCK C

BRICK BUILDING
(CLASSROOMS)
BLOCK E

BRICK TOILET BLOCK TO BE DEMOLISHED

MATH ENTRANCE & OFFICE
2 STOREY BUILDING
CLASSROOMS
BLOCK A

BK. GARAGE

BK. GARAGE

GRASS

AREA

BITUMEN

BRICK

LAGUNA STREET

OLD SOUTH HEAD ROAD

(Tolmer Formation)

KEY PLAN

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING FABRICATION FIGURED DIMENSIONS TO BE GIVEN PREFERENCE TO SCALED MEASUREMENTS

DEPARTMENT OF PUBLIC WORKS
NEW SOUTH WALES
W.K. PILZ DIRECTOR OF PUBLIC WORKS

J.W. THOMSON
GOVERNMENT ARCHITECT

DESIGN BY
GOVERNMENT ARCHITECT

CONSULTING ARCHITECTS
RICE & DAUNEY
97 PACIFIC HIGHWAY
NORTH SYDNEY 2060 929 0611

CONSULTING ENGINEERS
STRUCTURAL & CIVIL
TAYLOR THOMSON WHITTING
88 CHANDOS STREET
ST LEONARDS 2065 439 7266

CONSULTING ENGINEERS
MECHANICAL
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DEPARTMENT

CONSULTING ENGINEERS
ELECTRICAL
PUBLIC WORKS
DEPARTMENT

CONSULTING LANDSCAPE
ARCHITECTS
PUBLIC WORKS
DEPARTMENT

8155.4

VALLY LISE
HIGH SCHOOL
CONVERSION TO CO EDUCATION

DRAWING
SITE PLAN
SOUTHERN AREA

PLAN ROOM NUMBER 5315/56

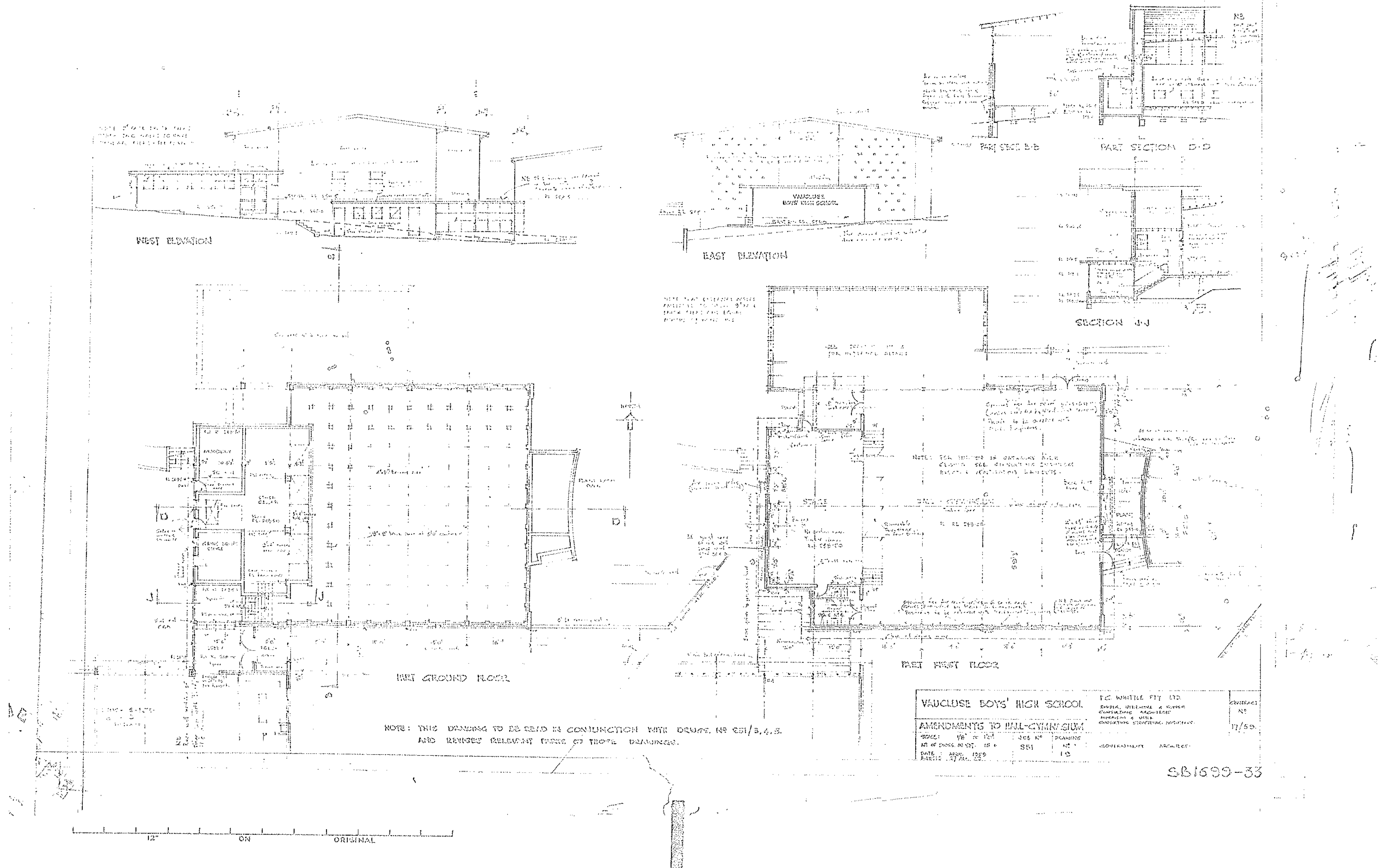
NUMBER IN SET 56

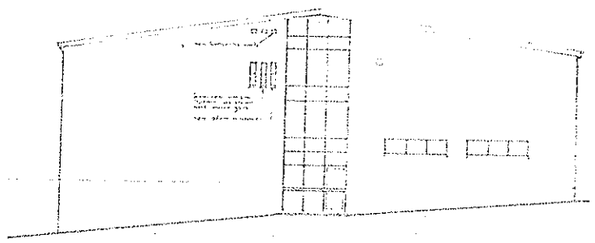
SHEET NUMBER GA02

SCALES 1:200

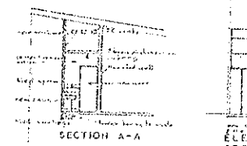
Roll 573

300m.m. ON ORIGINAL SCALE

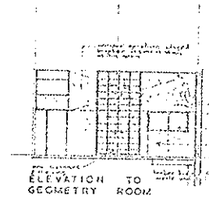

WEST ELEVATION
VAUCLUSE BOYS' HIGH SCHOOL
EAST ELEVATION
PART SECT. B-B
PART SECTION D-D
SECTION J-J
STAGE
HALL - GYMNASIUM
PART GROUND FLOOR
PART FIRST FLOOR
NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH DRWGS. Nº SS1/3, 4, 5.
AND REVISES RELEVANT PARTS OF THOSE DRAWINGS.
12" ON ORIGINAL
VAUCLUSE BOYS' HIGH SCHOOL
AMENDMENTS TO HALL-GYMNASIUM
SCALE: 1/8" = 1'0"
Nº OF DWGS. IN SET: 15
JOB Nº SS1
DRAWING Nº 19
DATE: APRIL 1959
T.C. WHITTLE PTY LTD
CONSULTING ARCHITECT
CONSULTING STRUCTURAL ENGINEERS
GOVERNMENT ARCHITECT
CONTRACT Nº 17/59.
SB1699-33



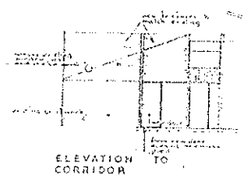
EAST ELEVATION
OF EXISTING CLASSROOM BLOCK



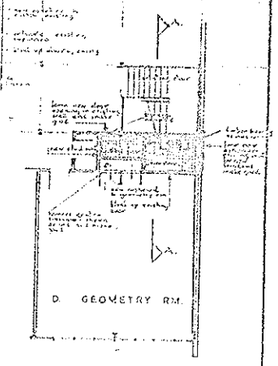
SECTION A-A



ELEVATION TO GEOMETRY ROOM

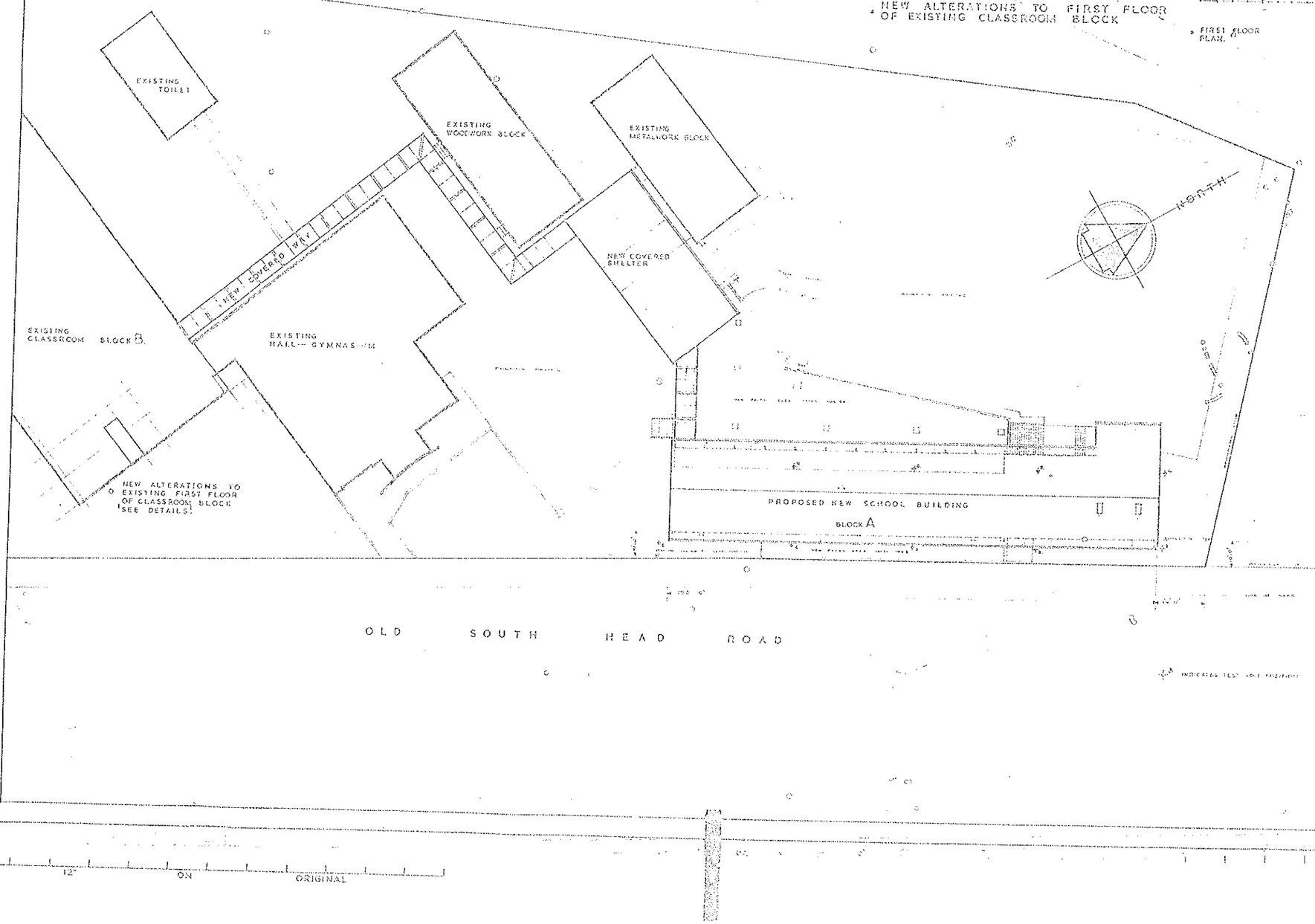


ELEVATION TO CORRIDOR



NEW ALTERATIONS TO FIRST FLOOR
OF EXISTING CLASSROOM BLOCK

FIRST FLOOR PLAN.



NEW SOUTH WALES
DEPARTMENT OF PUBLIC WORKS
R.A. JOHNSON DIRECTOR

GOVERNMENT ARCHITECT.

DESIGN BY
GOVERNMENT ARCHITECT. OFFICE / SCHOOLS / SECTION

WORKING DRAWINGS BY
WINTERBOTTOM AND MOORE
ARCHITECTS
92 CASTLEREAGH STREET SYDNEY 26629

VAUCLUSE BOYS HIGH SCHOOL.

SITE PLAN.

SCALES 16 ft to 1"

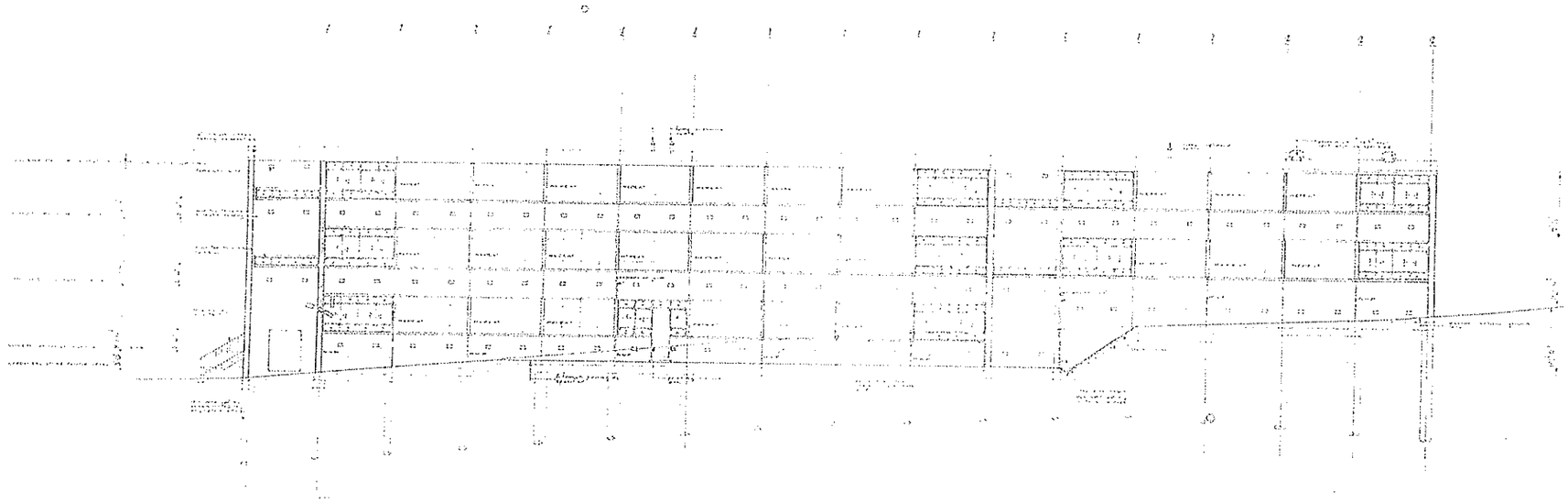
CONTRACT NUMBER 166/63

DRAWING NUMBER 1

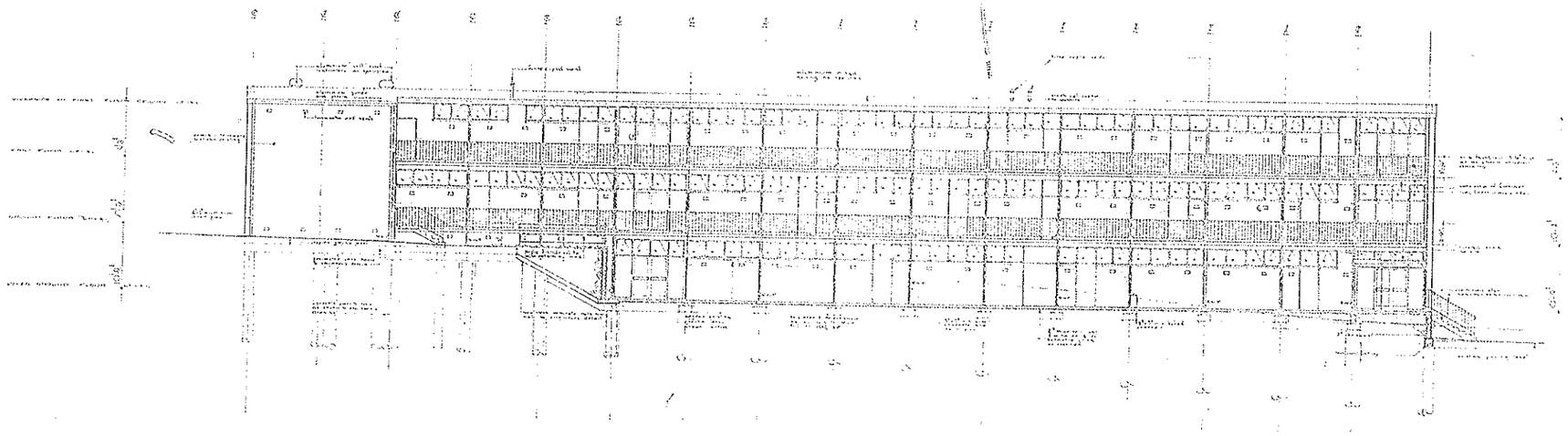
SHEET No. 30

PLAN ROOM NUMBER SB1699/35

12" ON ORIGINAL



SOUTH - EAST ELEVATION



NORTH - WEST ELEVATION

12" ON ORIGINAL

NEW SOUTH WALES
DEPARTMENT OF PUBLIC WORKS
R A JOHNSON DIRECTOR

GOVERNMENT ARCHITECT

DESIGN BY
GOVERNMENT ARCHITECT

WORKING DRAWINGS BY
WINTERBOTTOM AND MOORE
ARCHITECTS
107 CASTLEREAGH STREET SYDNEY 26-0274

VAUCLUSE BOYS HIGH SCHOOL

SOUTH EAST AND
NORTH WEST ELEVATIONS

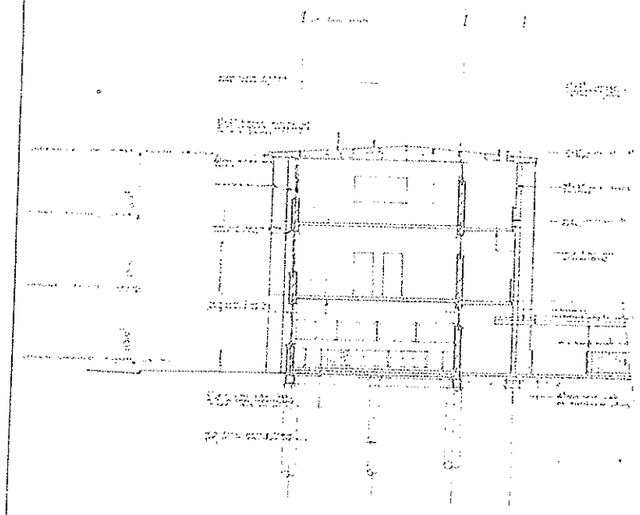
SCALES 1/8" = 1'0"

CONTRACT NUMBER 166/63

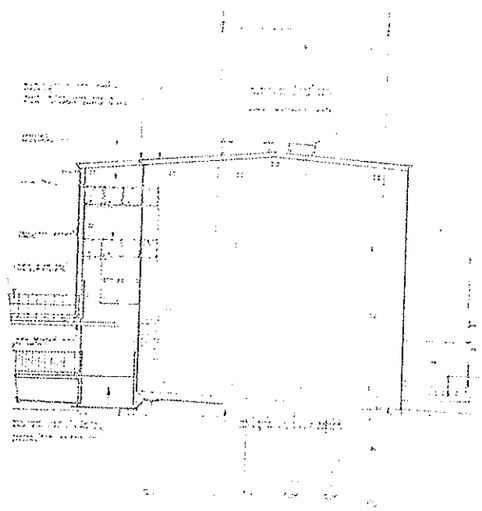
DRAWING NUMBER 4.

NO IN SET 30

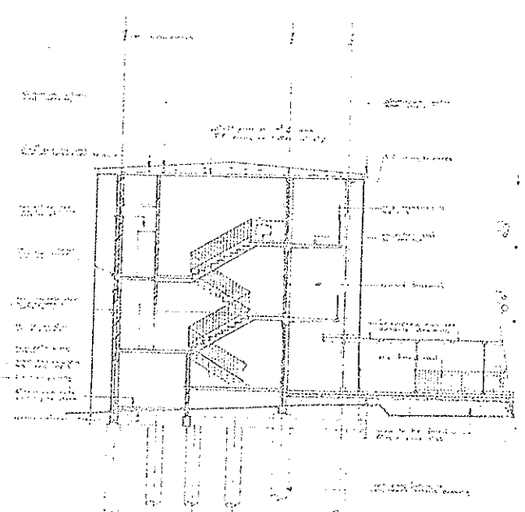
PLAN ROOM NUMBER SB/69/38



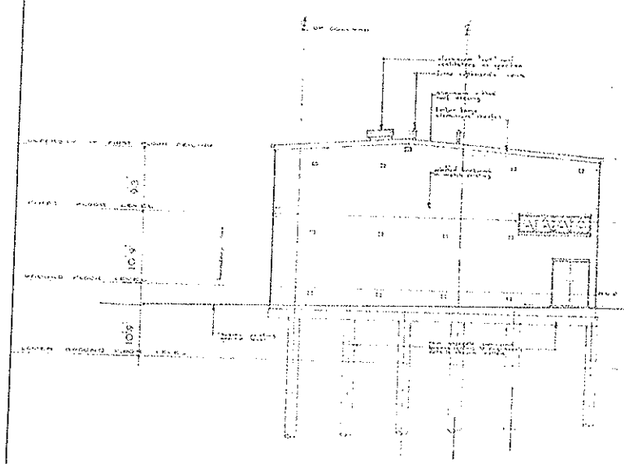
SECTION A–A.



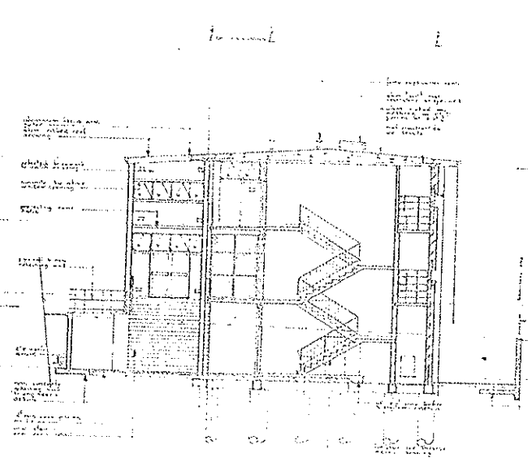
SOUTH–WEST ELEVATION



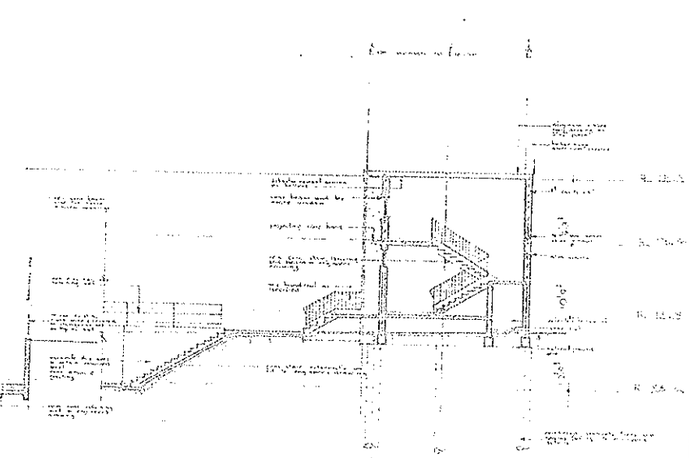
SECTION D–D.



NORTH–EAST ELEVATION



SECTION C–C.



SECTION B–B.

12" ON ORIGINAL

NEW SOUTH WALES
DEPARTMENT OF PUBLIC WORKS
H.A. JOHNSON DIRECTOR.

GOVERNMENT ARCHITECT. 5.2.64

DESIGN BY GOVERNMENT ARCHITECT — OFFICE SECTION

WORKING DRAWINGS BY
WINTERBOTTOM AND MOORE
ARCHITECTS
175 CASTLEREAGH STREET SYDNEY 26 4175

VAUCLUSE BOYS HIGH SCHOOL.

SOUTH-WEST & NORTH-EAST ELEVATION
SECTIONS AA, BB, CC, & DD.

SCALES 1/8"=1'0"

CONTRACT NUMBER 166/63.

DRAWING NUMBER 5.

No. OF SET 30.

PLAN ROOM NUMBER SA/1539/65

NOTES

WHERE LEVELS ARE RECOMMENDED ONLY AND MUST BE CHECKED ON SITE BY DRAINER TO ENSURE CORRECT COVER AND FALL.

LEGEND

	AGRICULTURAL LINE
	SEWER PIPE
	VENT PIPE
	STORMWATER PIPE
	GAS PIPE
W	COLD WATER PIPE
HWS	CONTROL COCK
HC	HOSE COCK
S	SAT. FIT'GS
G	GAS APPL. POINTS
	GAS WATER HEATER
	WATER
ST	STEAM TRAPS
AC/W	SAT. SLATED WARE
CI	CAST IRON
DP	DOWNPIPE

NEW ALTERATIONS TO FIRST FLOOR OF EXISTING CLASSROOM BLOCK

FIRST FLOOR PLAN.

EXISTING TOILET

EXISTING WOODWORK BLOCK

EXISTING METALWORK BLOCK

NEW COVERED WAYS

NEW COVERED WAYS

EXISTING CLASSROOM BLOCK

EXISTING HALL — GYMNASIUM

NEW ALTERATIONS TO EXISTING FIRST FLOOR OF CLASSROOM BLOCK (SEE DETAILS)

PROPOSED NEW SCHOOL BUILDING

NORTH

OLD SOUTH HEAD ROAD

12" ON ORIGINAL

N.S.W. SOUTH WALES
DEPARTMENT OF PUBLIC WORKS
R.A. JOHNSON DIRECTOR

GOVERNMENT ARCHITECT

DESIGN BY
GOVERNMENT ARCHITECT

WORKING DRAWINGS
WINTERBOTTOM, GUY, MOORE
ARCHITECTS
123 CASTLEREAGH STREET SYDNEY 211 2179

BAIN & BAIN
CONSULTING PLUMBING ENGINEER
5 WILLIAM ST SYDNEY 31 6705

VAUCLUSE BOYS HIGH SCHOOL.

SITE SERVICES PLAN

SCALE 1/8" = 1'0"

CONTRACT NUMBER 166/63

DRAWING NUMBER 24.

SHEET NO. 30.

PLAN REGD. NUMBER SP 16992/58

STAGE 4
COVERED WAY

BLOCK C

STAGE 3

STAGE 5
COVERED WAY, STAGE EXTENSION & LOBBY

E1.04 GENERAL ASSISTANT
EXISTING FLOOR RL
E1.02 RE. STAFF STUDY
E1.03 STORE
E2.01 GIRLS' TOILET
E2.02 STAFF SHOWER
E2.03 GIRLS' CHANGE
SPORT STORE
BOYS' CHANGE
E2.04 CLEANERS' CHANGE
E2.05 MALE TOILET
E2.06 STORE
E2.07 CORRIDOR
E2.08 STORE
E2.09 STORE
E2.10 STORE
E2.11 BOYS' TOILET
D1.06 LOBBY 3
D2.05 LOBBY 2
E7.02 STAGE EXISTING FLOOR RL 78770 (NOTE SAME AS 45 LEVEL 3 BLOCK A)
E7.01 MULTI-PURPOSE SPACE EXISTING FLOOR LEVEL RL 77700
STAGE 6 FINISHES TO HALL & ASSOCIATED HALL ROOMS
E2.03 STORE RL TO MATCH STAGE
E1.01 LOBBY
BLOCK A LEVEL 3
BLOCK A LEVEL 2
LANDSCAPED GARDEN BED
D1.07 SHELTER 1
FOR SHELTER SET OUT
D1.05 SERVERY
D1.01 CANTEEN
D1.04 CLOTHING STORE
D1.07 W.C.
D1.03 BULK STORE
D1.08 SHELTER 2
D1.09 HANDICAP W.C.
D1.10 W.C.
D1.11 W.C.
D1.12 GIRLS' TOILET
BLOCK B
NOTE: UNLESS NOTED OTHERWISE ALL AREAS WILL FORM PART OF STAGE 4 WORK

2 FLOOR PLAN LEVEL 1
3 FLOOR PLAN LEVEL 2
1 FLOOR PLAN LEVEL 1

KEY PLAN

LEGEND
EXISTING BUILDINGS
STAGE 1 WORK COMPLETED

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING FABRICATION. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS.

DEPARTMENT OF PUBLIC WORKS
NEW SOUTH WALES
W.K. PILZ DIRECTOR OF PUBLIC WORKS

J.W. THOMSON
GOVERNMENT ARCHITECT

DESIGN BY
GOVERNMENT ARCHITECT

CONSULTING ARCHITECTS
RICE & DAGNEY
97 PACIFIC HIGHWAY
NORTH SYDNEY 2060 929 5577

CONSULTING ENGINEERS
STRUCTURAL & CIVIL
TAYLOR THOMSON WHITING
48 CHANDOS STREET
ST LEONARDS 2065 439 2288

CONSULTING ENGINEERS
MECHANICAL
PUBLIC WORKS
DEPARTMENT

CONSULTING ENGINEERS
ELECTRICAL
PUBLIC WORKS
DEPARTMENT

CONSULTING LANDSCAPE
ARCHITECTS
PUBLIC WORKS
DEPARTMENT

VAUCLUSE HIGH SCHOOL
CONVERSION TO CO EDUCATION

DRAWING
BLOCK D&E LEVEL 1&2
FLOOR PLANS STAGES 3-6

PLAN INDEX NUMBER 58699/1501
NUMBER IN SET 56
SHEET NUMBER GA37
SCALES 1:100

Plan No. 27.3

300mm. ON ORIGINAL SCALE

A A E

INFORMATION, PLANS AND APPROVALS
FROM THE STATE RECORDS AUTHORITY OF NSW

Shaftesbury Institute

H0/222/21812

8th May, 1940.

The Under Secretary,
Department of Education,
Bridge Street,
SYDNEY.

Dear Sir:

The Council of the Municipality of Vaucluse has written me with regard to an area of land in the Shaftsbury Estate Vaucluse fronting Old South Head Road, which has been reserved as a public school site, and which the Council believes an ideal situation for a High School or an Intermediate High School.

The Council has asked me if the Minister would receive a deputation from the Council to receive its views on the matter, and I should be glad if the Minister would accede to the Council's request.

I am writing this letter on behalf of Mr. E. M. Robson M. L. A. for Vaucluse, on whose behalf I am acting during his absence on war service.

Yours faithfully,

Your reference
10/220/21515.

Sydney,

6th May, 1941.

W. E. Roberts, Esq., M.L.A.,
Parliament House,
S y d n e y.

Dear Sir,

In reply to your interview representations on behalf of W. E. Roberts, Esq., M.L.A., concerning the erection of a Secondary School on the site of the Shaftesbury Institute, I desire to inform you that negotiations with the Minister in this matter are a further reply thereto will be given as soon as possible.

Yours faithfully,

J. D. Wetherin,

Acting Director of Education.

SYDNEY, 24th May, 1940.

40/222/21812.
"E"/EMK.

The Hon. W. E. Robson, M.L.C.,
Parliament House,
SYDNEY.

Dear Sir,

I wish to state that consideration has been given to your representations on behalf of the Vaucluse Municipal Council, urging that a secondary school be erected on the Shaftesbury Estate, fronting the Old South Head Road at Vaucluse.

The Department is not prepared to take any action in this direction at the present juncture. I may state, however, that a review is now being made of the needs of the whole of the Metropolitan Area in regard to secondary education facilities, and that the representations made by you have been noted for consideration in conjunction with this review.

Yours faithfully,

J. G. McKENZIE,

Acting Director of Education,

per

DEPARTMENT OF EDUCATION.

40/222/21812.

SHAFTESBURY INSTITUTE : Erection of a Secondary School.

The Hon. W. E. Robson, M.L.C., has made representations on behalf of the Vaucluse Municipal Council that a Secondary School should be erected on the Shaftesbury Estate, fronting the Old South Head Road at Vaucluse.

Demands are being made for the erection of new High Schools and the improvement of existing facilities at a number of centres but no previous application has been made for such a school in this locality. It is very doubtful whether the site is sufficiently central to permit of full use being made of it if a High School were erected on it.

In the circumstances, I RECOMMEND that the correspondent be notified that the Department is reviewing the needs of the whole of the Metropolitan Area in regard to secondary education facilities, and that the representations made in this case have been noted for consideration in conjunction with this review.

17.5.1940.

Approved

24/5/40 Letter 24/5/40

8th July, 1940.

"E"
40/222/21812.

Dear Sir,

I wish to acknowledge the receipt of your letter of 3rd July and to say that the representations made by the Vaucluse Heights Provisional Parents' and Citizens' Association, urging the erection of a super-primary school on the Shaftesbury Estate, have been noted and will come up for consideration when further action in this direction becomes practicable.

Yours faithfully,

J. G. MCKENZIE,

Acting Director of Education,

per

The Town Clerk,-
Council Chambers,
VAUCLUSE.

COPY

3 Billong Av.
Vaucluse,
18th June 1940

The Town Clerk,
Vaucluse Municipal Council,
Marine Parade,
WATSONS BAY.

Dear Sir,

Many thanks for your letter dated 6th June, to which was attached a copy of the letter the Hon. W.E.Robson M.L.C. received from the Acting Director of Education regarding the proposed school to be erected on Shaftesbury Estate.

I have been instructed by the committee of my association to point out that it is the association's desire that a super primiary school should be erected, and although it is reaslised that there is no immediate chance of getting anything done, we would appreciate you contacting the department so that the wishes of this association will be placed on record.

Yours faithfully,
H.Campbell.
Hon.Secretary.

VAUCLUSE HEIGHTS PROVISIONAL PARENTS
& CITIZENS ASSOCIATION.

EDUCATION DEPARTMENT
- 5 JUL 1940
40/222/21812

RECEIVED
4 JUL 1940

All official communications to be addressed to
THE TOWN CLERK

THE COUNCIL OF THE MUNICIPALITY OF VAUCLUSE 1885

TELEPHONE NOS.: FU. 7118
FU. 7983

EH/NKB

Council Chambers
Vaucluse 3rd July 1940

The Secretary,
Department of Education,
SYDNEY

Dear Sir,

SHAFTESBURY - SCHOOL SITE

Following on previous correspondence in this connection, we enclose herewith copy of a letter received by this Council from the Vaucluse Heights Provisional Parents & Citizens Association dated the 18th June 1940.

Yours faithfully,

Edmund Hoyle

Town Clerk.

JS:JM.

Mrs. Helen Love,
3/115 New South Head Road,
VAUCLUSE.

2 0516 2902
SB.3491/17I.

Vaucluse Boys High School : Incinerator.

Dear Madam,

Thank you for your letter of 16th July, 1965, & your recent letter not dated & received 25th August 1965.

As you will know from the Department's letter of the 9th April, 1965, a new sootless incinerator was proposed to be built on the school site to replace the present unit.

I am now pleased to be able to advise you that the construction of the new incinerator is well under way adjacent to the newly constructed Sciences Block facing Old South Head Road. Although the completion of the new unit is subject to the supply of the necessary parts, it is expected that the new incinerator will be in service within two months.

Unfortunately, until the new unit is in service it will be essential to continue to use the present incinerator, but please rest assured that this usage will cease as soon as possible.

gds 31-8-65.

Yours faithfully,

T. H. WALKER,
Secretary,
per:

Please advise Education that they could arrange separately from this Dept. for the removal of the existing incinerator, possibly by the Schools Maintenance Section to another school where it might be of use. Education will be advised by this Section when new incinerator is completed.

JAS 31.8.65.

DW:MW

The Secretary,
Department of Education,
S Y D N E Y.

SB.3491/17Y

2902

Vaucluse Boys' High School : Additional Accommodation.

Your letter of 16/2/66 - B.8257-17.

The contract for this work has been completed at a final cost of $188,187-71 as follows:-

(a)	Building contract	$182,481-99
(b)	Electrical Services Co-contract	5,705-72

L.A. DAVIS,
Secretary.

per:

B8257-17
671

P1. EH:LW

10 MAY 1966

The Secretary,
Department of Public Works,
SYDNEY.

SUBJECT: Vaucluse Boys' High School.

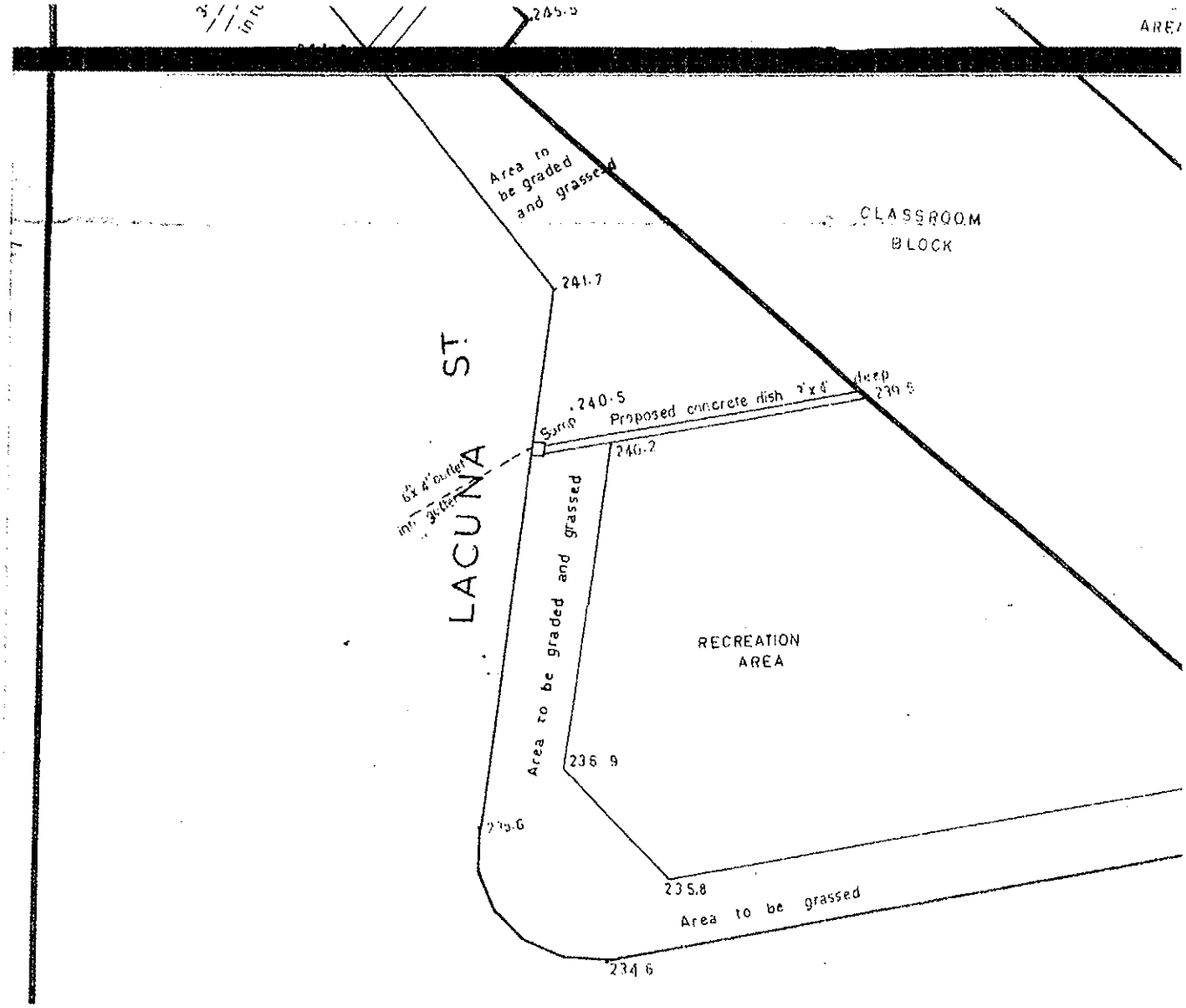
REFERENCE: Your letter dated 4th April 1966.
SB3491/17Y.

Reference is made to the finalcost for this project. The records of this Department show the total expenditure is $182,283-79.

It would be appreciated if you could arrange for the final claim to be forwarded for this project.

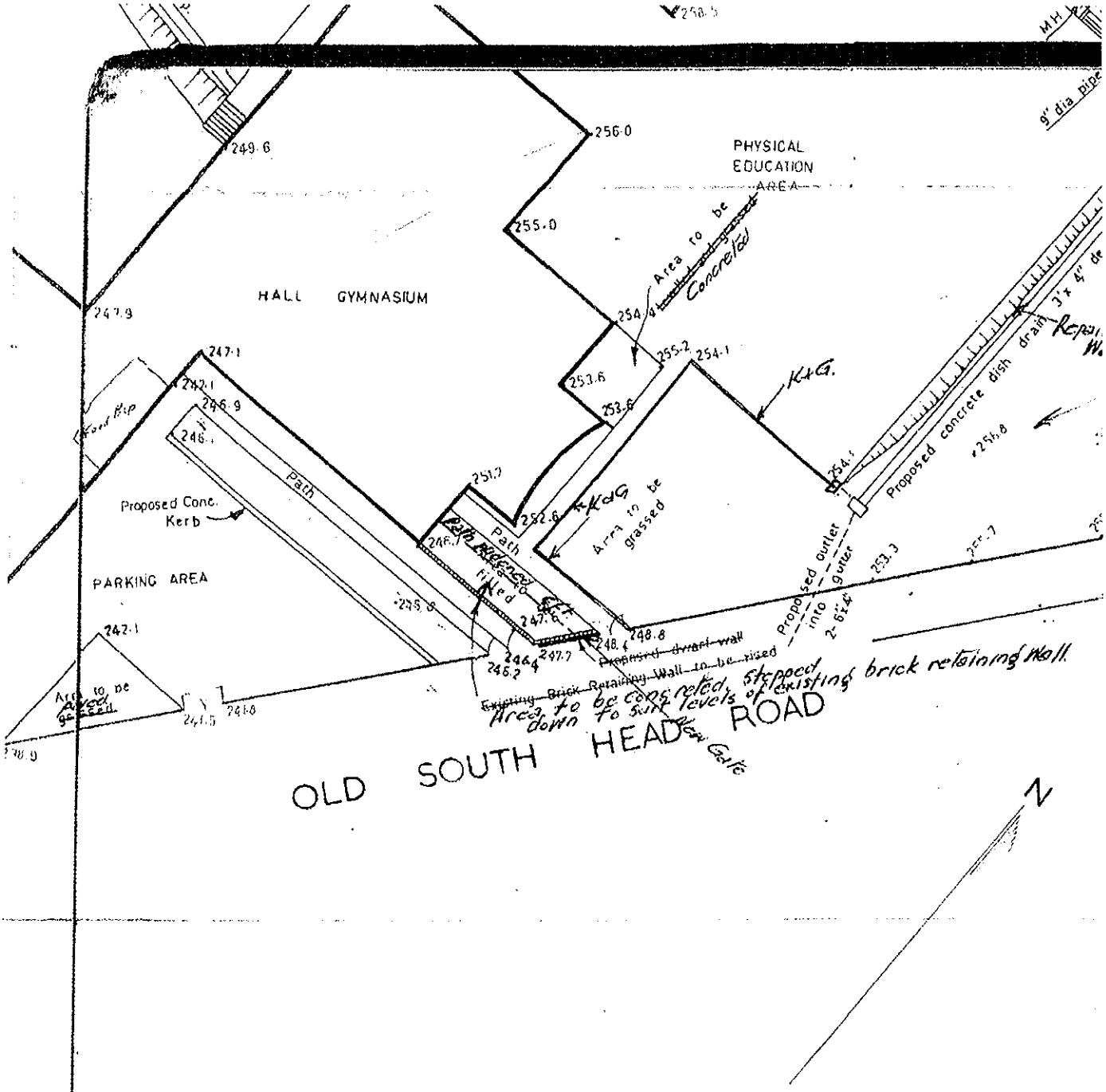
N. McG. JOHNSTON,
Secretary

per:

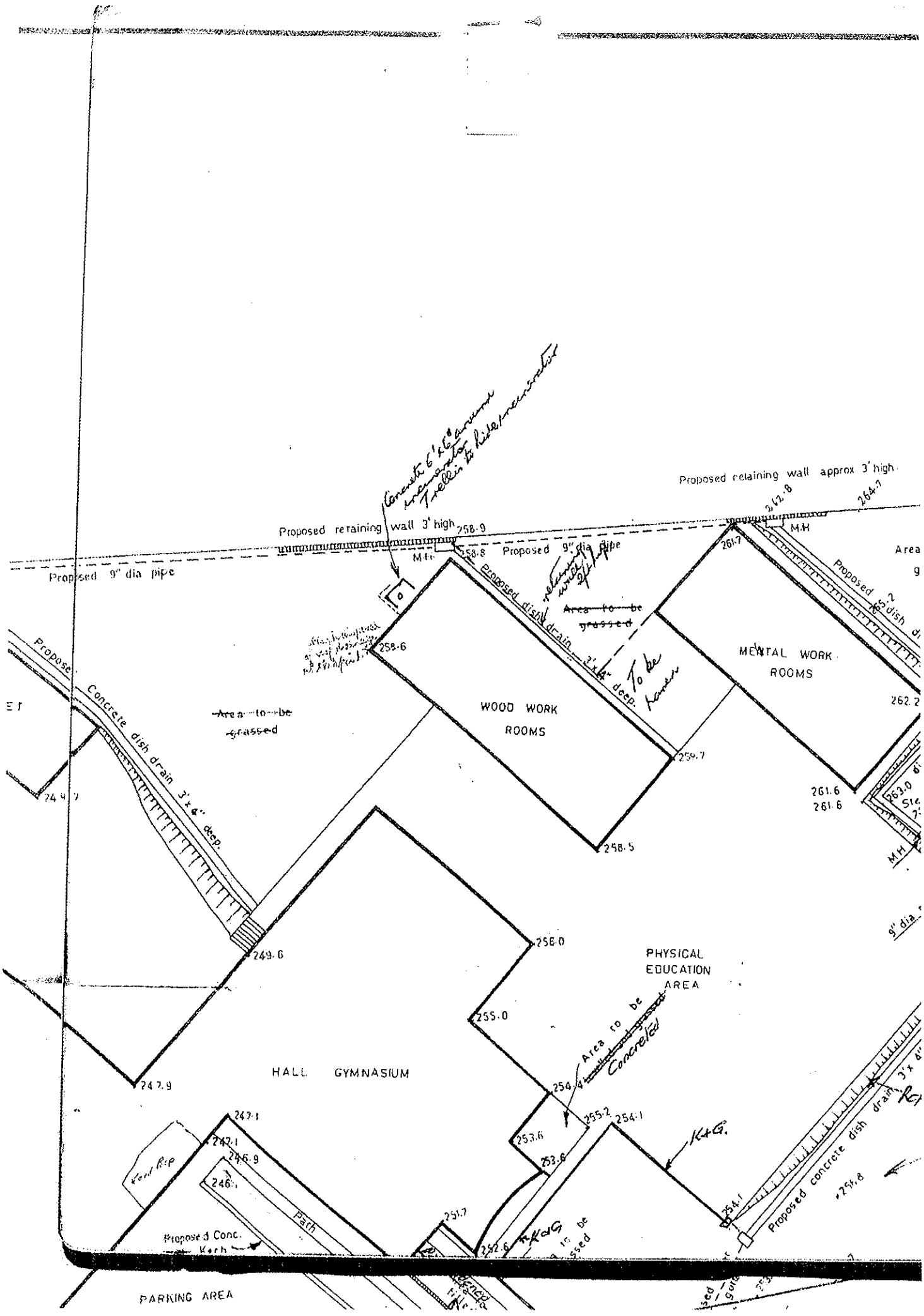


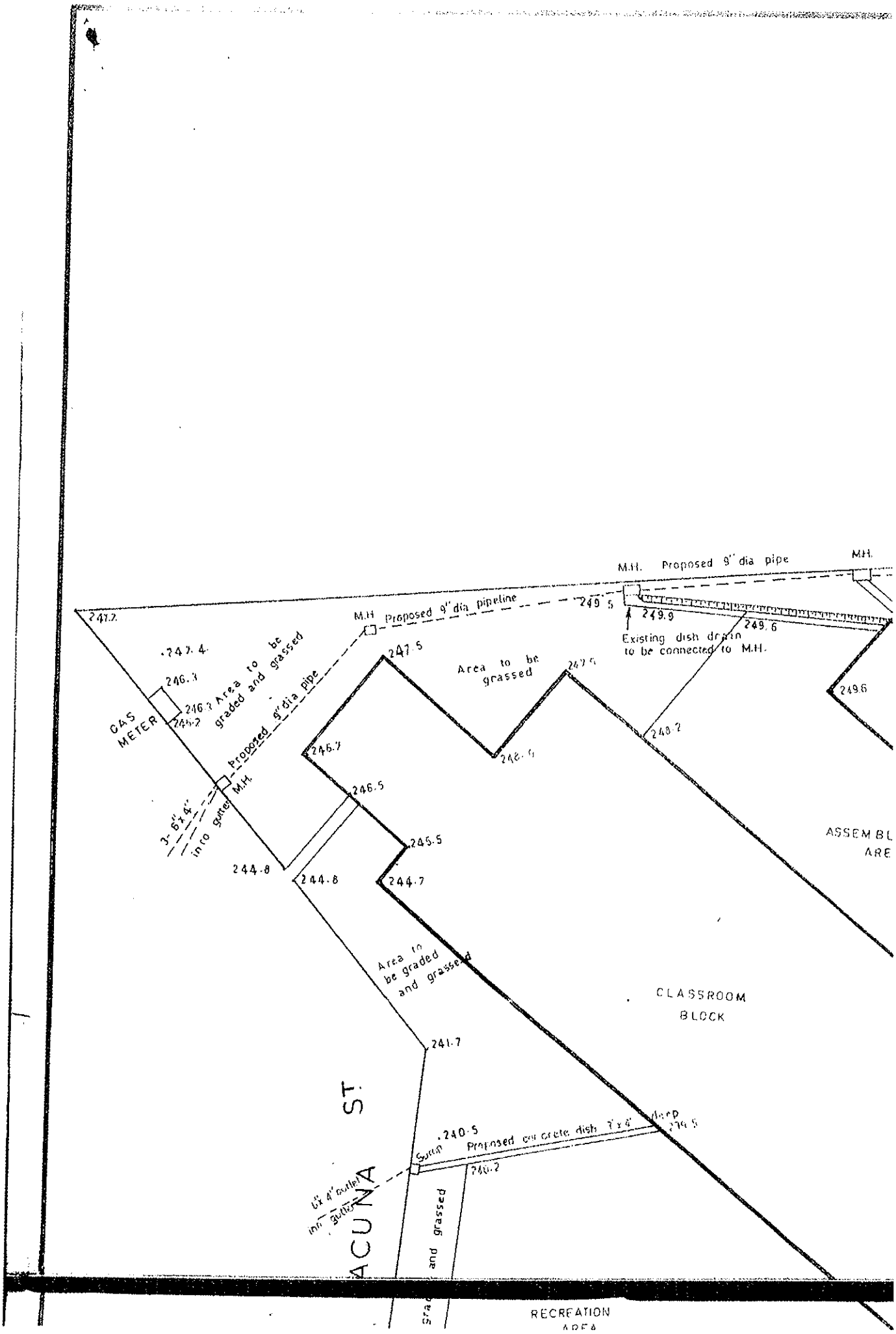
STANDARD

DRAWN: P.C. 9. 11. 1960.



METROPOLITAN


Proposed retaining wall 3' high
Proposed retaining wall approx 3' high
Proposed 9" dia pipe
Proposed 9" dia pipe
Concrete 6'x6' around manhole Trellis to kitchen window
Area to be grassed
Area to be grassed
To be removed
Proposed dish drain 3'x6" deep.
Concrete dish drain 3'x6" deep.
WOOD WORK ROOMS
MENTAL WORK ROOMS
PHYSICAL EDUCATION AREA
Area to be Concreted
HALL GYMNASIUM
PARKING AREA
Path
Proposed Conc. Kerb
Proposed concrete dish drain 3'x6"
K+G.
K+G to be grassed
M.H
258.9
258.8
258.6
259.7
258.5
261.7
264.7
262.8
262.2
261.6
261.6
263.0
256.0
255.0
254.9
255.2
254.1
253.6
253.6
251.7
252.6
249.6
247.9
247.1
246.9
246.
254.1
256.8


M.H.
Proposed 9" dia pipe
M.H.
M.H
Proposed 9" dia pipeline
249.5
249.9
249.6
Existing dish drain
to be connected to M.H.
247.2
242.4
246.3
246.2
GAS
METER
Area to be
graded and grassed
Proposed 9" dia pipe
247.5
Area to be
grassed
249.6
248.2
246.2
246.5
M.H.
3-6"x4"
into gutter
245.5
244.8
244.8
244.7
ASSEM BL
ARE
Area to
be graded
and grassed
CLASSROOM
BLOCK
241.7
ST.
240.5
Proposed concrete dish 1'x4"
deep
Gutter
240.2
6"x4" outlet
into gutter
ACUNA
and grassed
RECREATION
AREA

Alternative Design

Tra

showing amended design fo

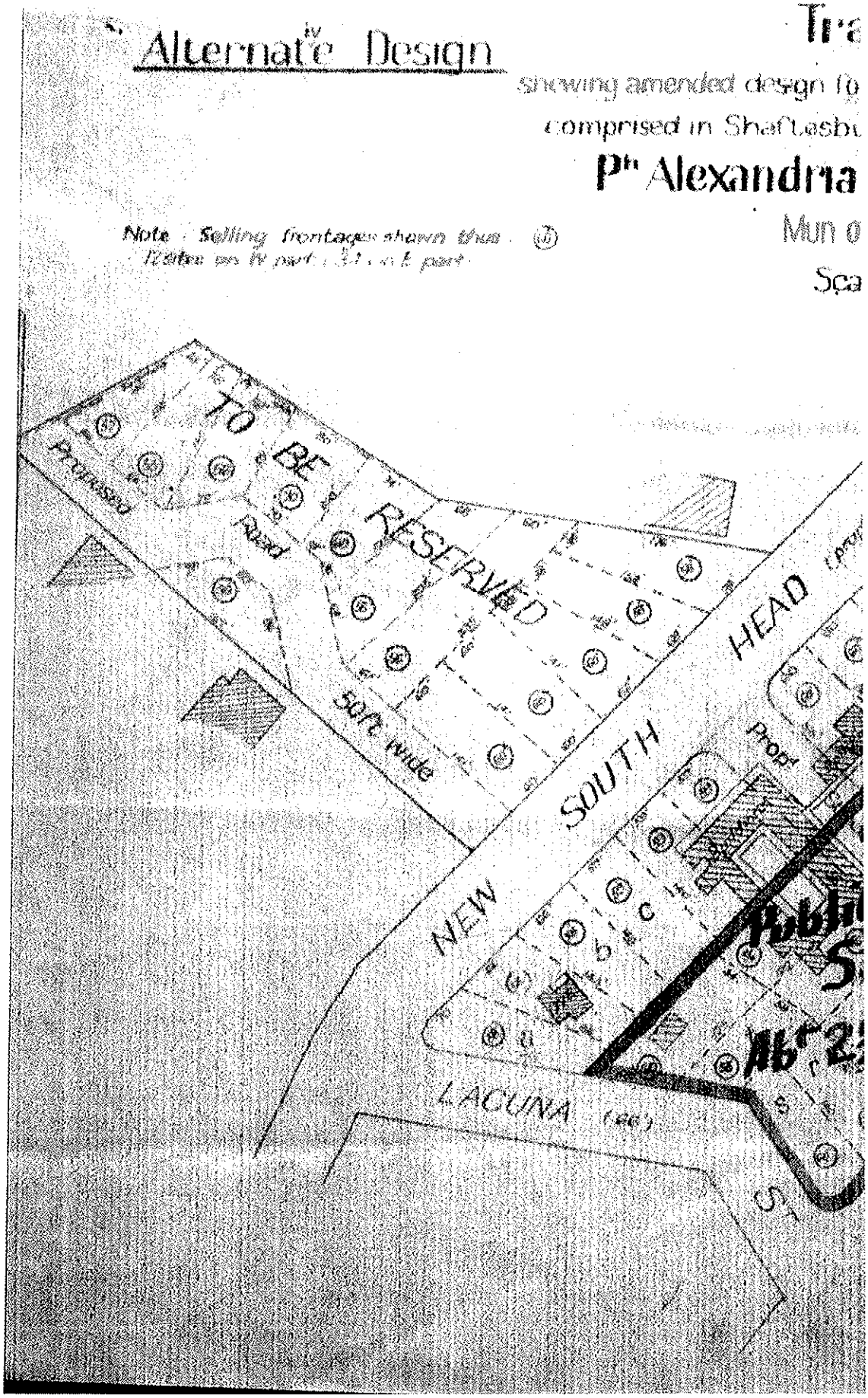
comprised in Shaftesbu

Pte Alexandra

Mun o

Sca

Note - Selling frontages shown thus - (d)
Realso on N part ; S. . . t part



Auctioneers:—

CLUBB & HIBBLE

14 Martin Place, SYDNEY
TEL. B.3450

IN CONJUNCTION WITH:—

DOUGLAS DAVISON

62 New South Head Road, TEL. FU. 7326

AND.

VAUCLUSE HEIGHTS

MILL & MANSFIELD

Corner of New South Head Rd. & Dover Road
ROSE BAY.
TEL. FU. 7725.

PLAN
shewing 20 Allots. for sale
PARISH OF ALEXANDRIA
COUNTY OF CUMBERLAND
Municipality of Vaucluse
Scale 75 feet to an inch.



SELLING FRONTAGES

PORTION No.	AREA	SELLING FRONTAGE FEET	PORTION No.	AREA	SELLING FRONTAGE FEET
1439	28p.	58	1454	34p.	55
1441	25¼p.	58	1455	22½p.	60
1442	30¼p.	59	1456	27¼p.	54
1447	33p.	60	1457	32p.	53
1448	33p.	60	1458	1r. 1p.	58
1449	31¾p.	60	1459	33¾p.	52
1450	28p.	60	1460	35p.	52
1451	28p.	60	1469	25¼p.	55
1452	25p.	60	1470	25	60
1453	21½p.	60	1471	22¾p.	55

Unsold
be au
After

Land f

All measurements

Drawn & printed at the Dept. of Lands, Sydney N.S.W. March 1930.-20-151

20 Allotments

CROWN

VAUC

1st SUBDIVISION, OLD SHAR

AUCTION SALE

SATURDAY, 22N

AT 3 O'C

Auctioneers:—

CLUBB & HIBBLE

14 Martin Place, SYDNEY

TEL. B.3450

IN CONJUNCTION WITH:—

DOUGLAS DAVISON

62 New South Head Road, *TEL. FU.7326*

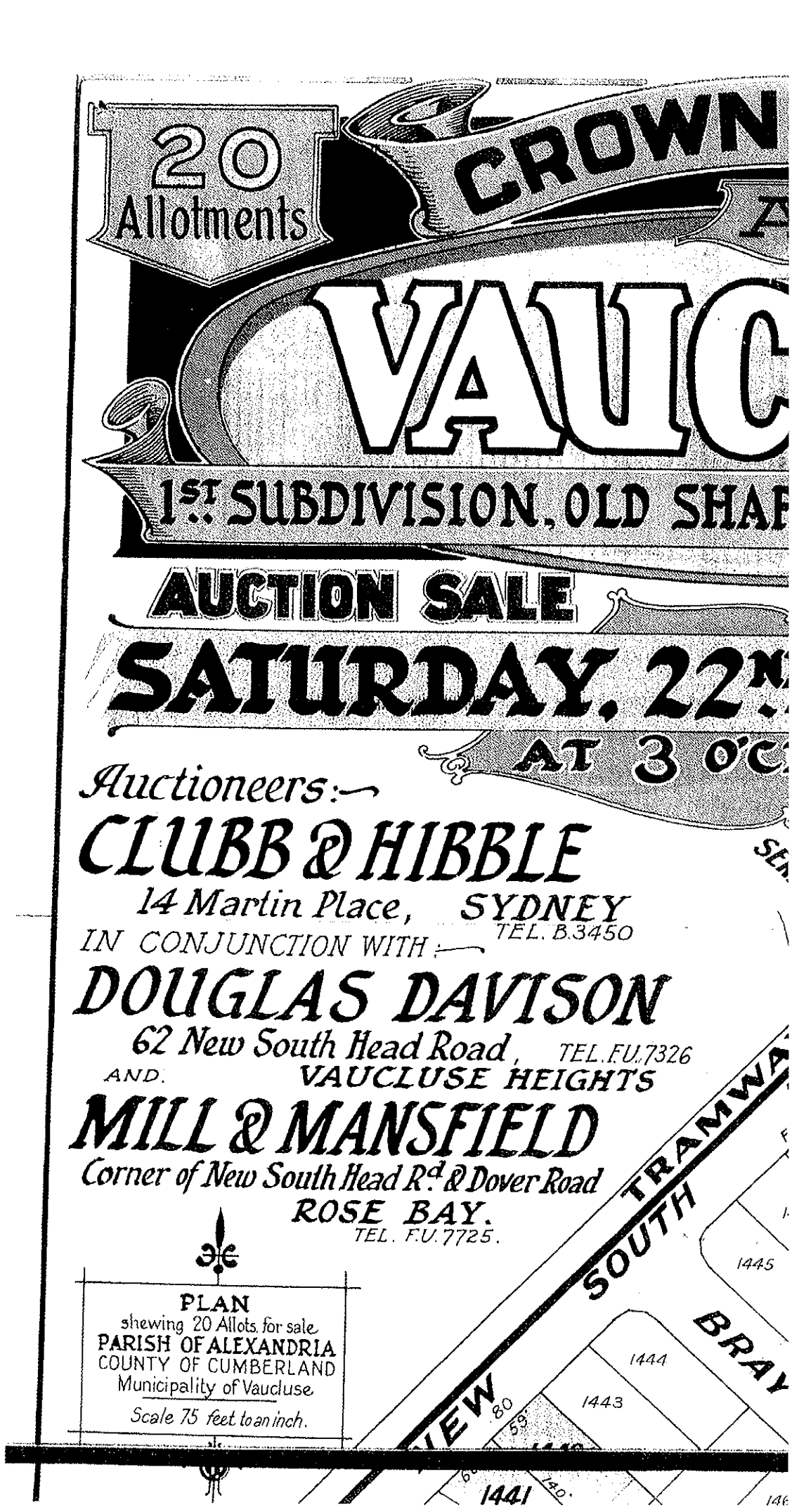
AND. *VAUCLUSE HEIGHTS*

MILL & MANSFIELD

Corner of New South Head Rd. & Dover Road

ROSE BAY.

TEL. F.U.7725.



710.

40/222/21812
EDUCATION DEPARTMENT
21 FEB 1940
40/222/21812

24th January, 1940.

RRA/S.

The Manager,
Resumed Properties Department,
S Y D N E Y.

SUBJECT: Vaucluse: Acquisition of additional land.

I desire to inform you that an area of about ¾ acre, as shown on the accompanying plan, was notified as Reserve No. 65960 from Sale (No. 65961 from Lease generally) for Public School (addition) by notice published in the Government Gazette of the 8th May, 1936.

G. R. THOMAS,

Under Secretary.

per

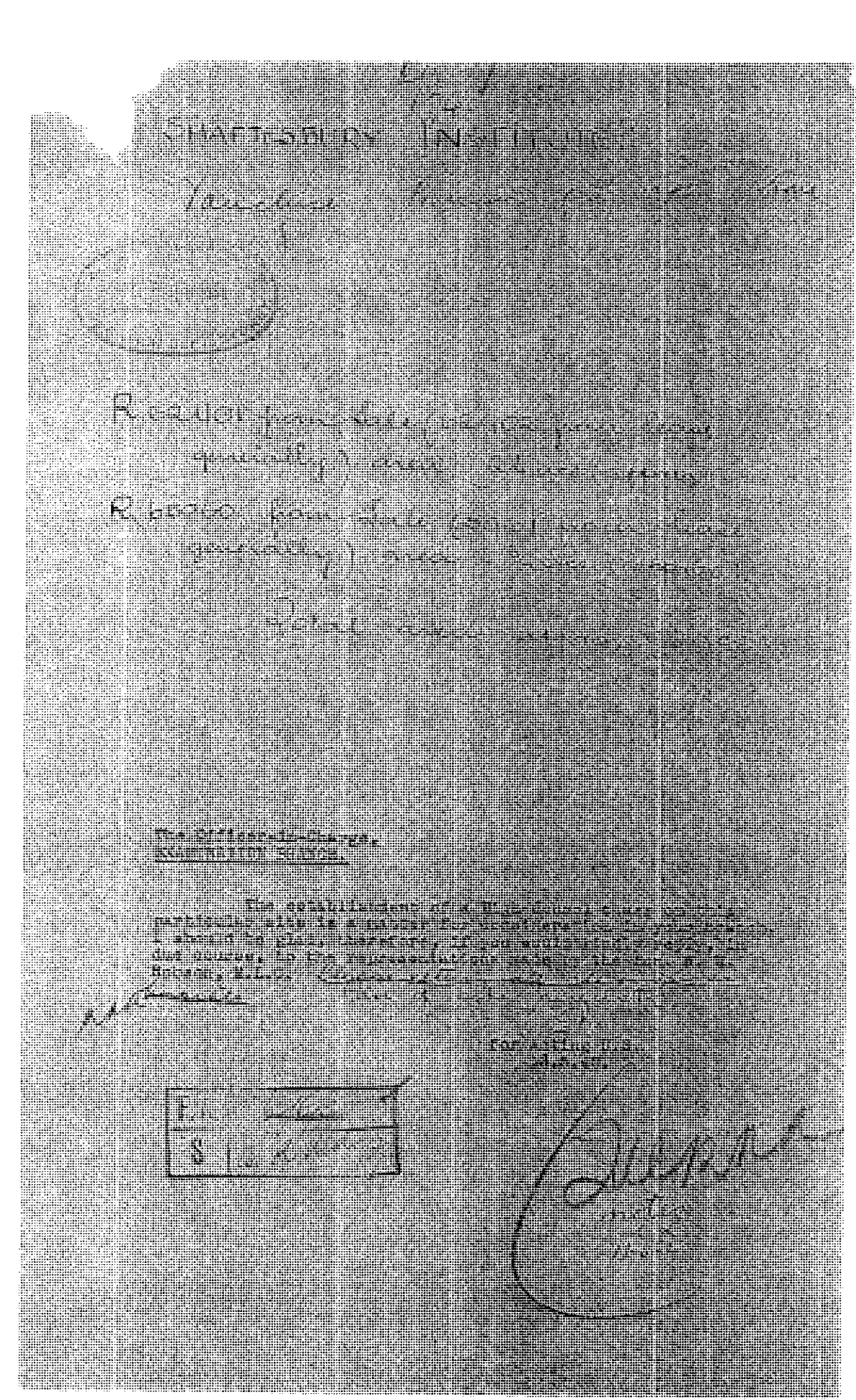
DEPARTMENT OF EDUCATION.

40/222/21812

SHAFTESBURY INSTITUTE (VAUCLUSE): Reservation of Land for Public School.

Noted in Title Register (Folio 233) 22/2/40

Noted in Dedication Book (Folio 26) 22/2/40.



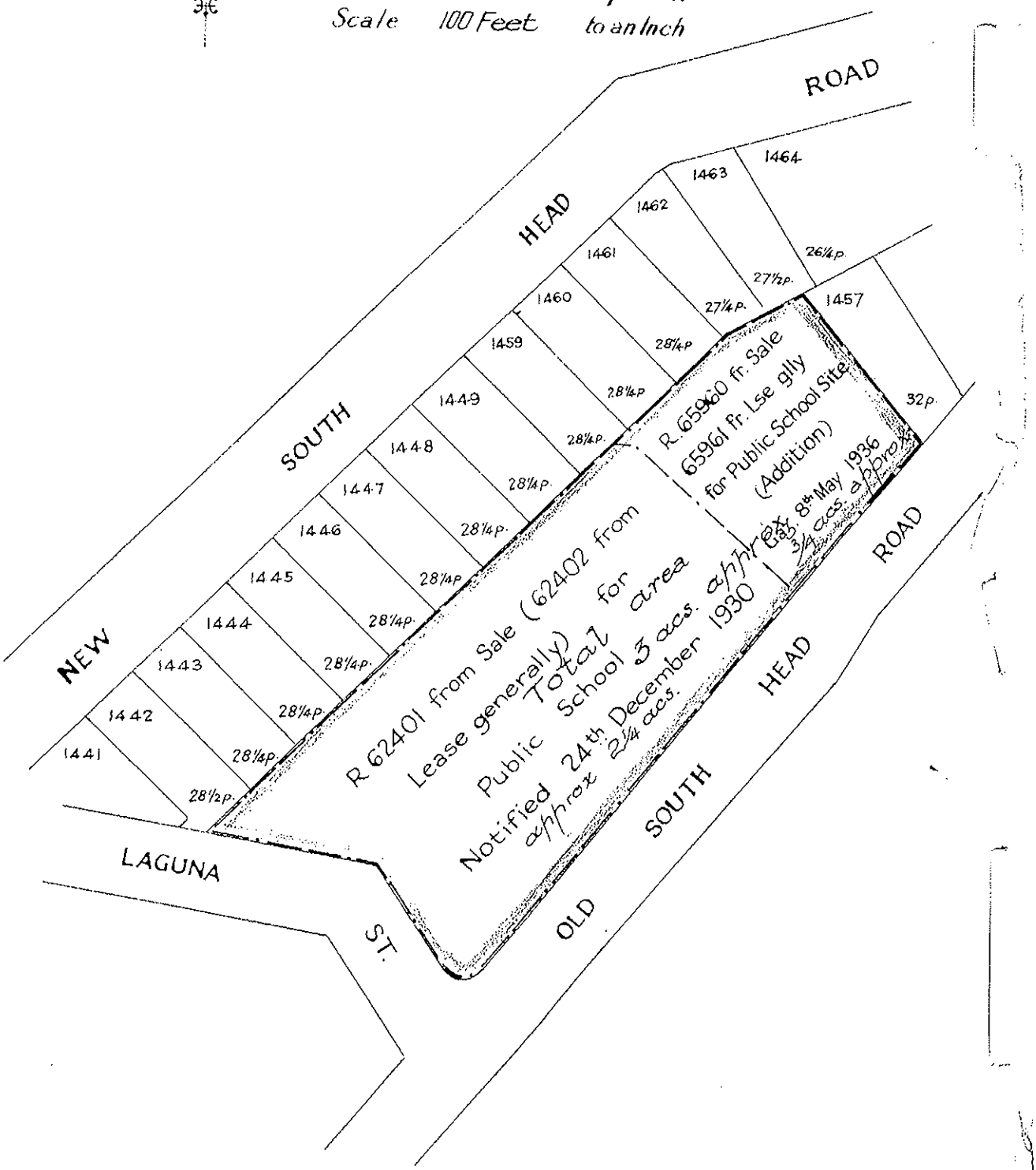
TRACING A306 SHAFTESBURY INSTITUTE.

showing Reserve for Public School, Vaucluse

Parish of Alexandria County of Cumberland

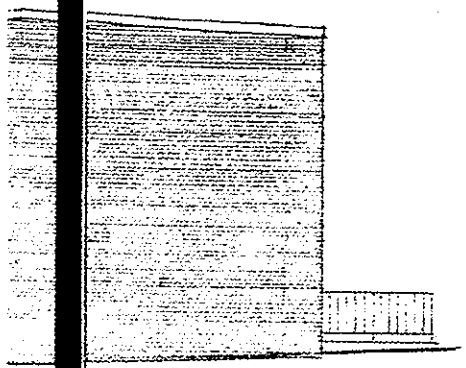
Land District of Metropolitan

Scale 100 Feet to an Inch

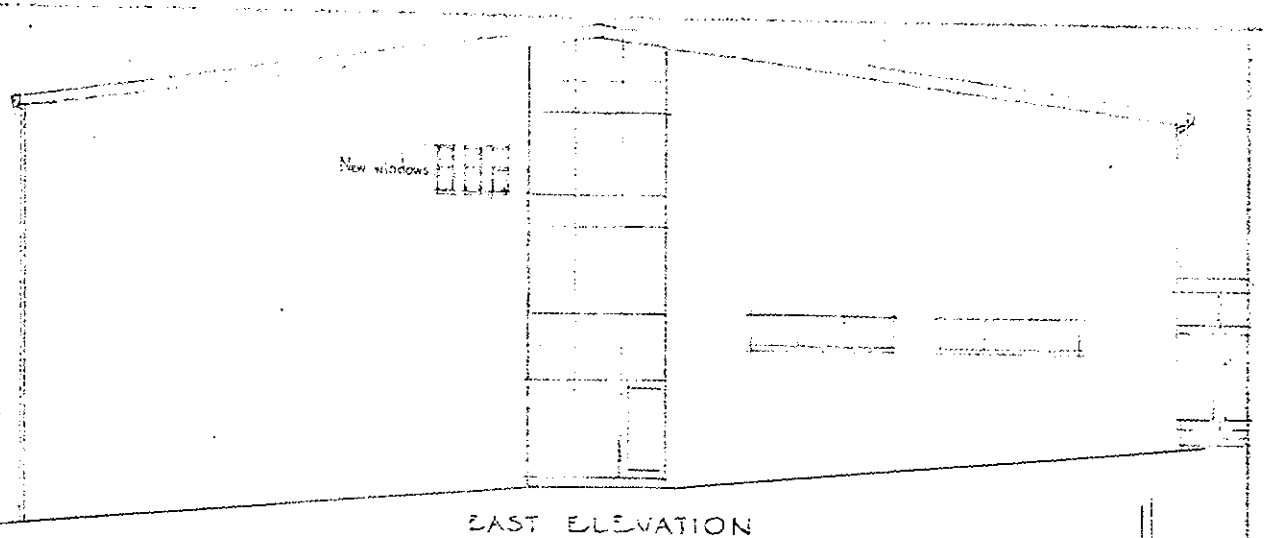


Prepared by

Date

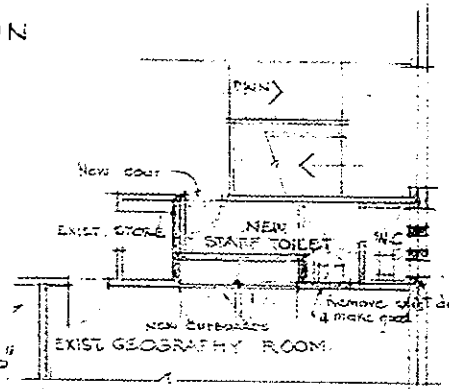


VATION

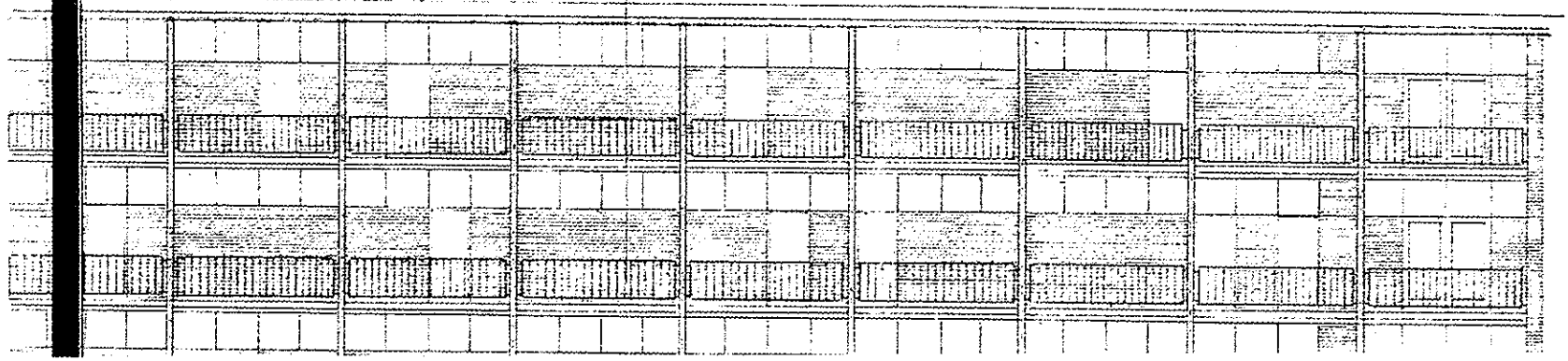


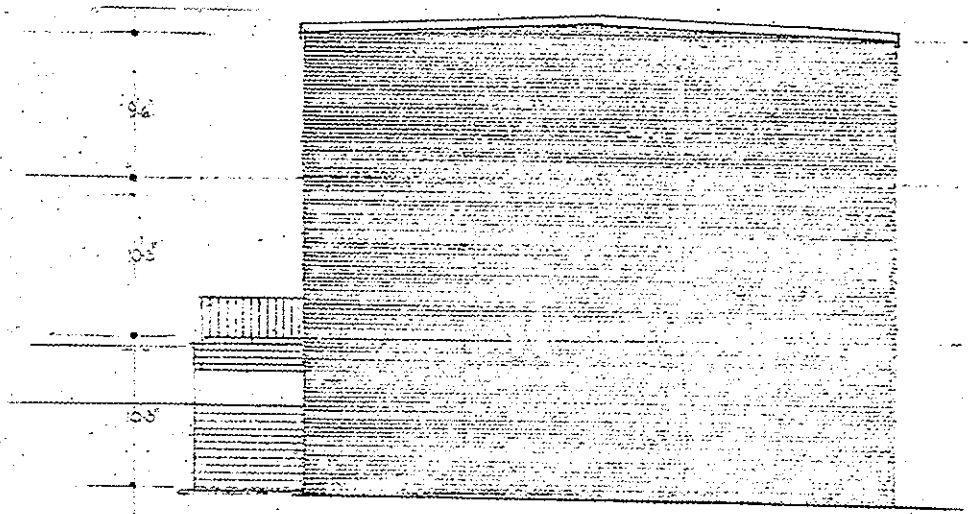
EAST ELEVATION

EXIST. CLASSROOM BUILDING

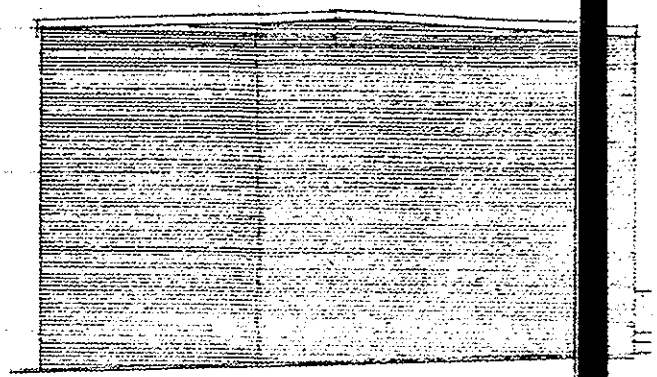


PLAN SHOWING CONVERSION OF EXISTING STORE ROOM TO STAFF TOILET ROOM. SCALE 1/8"=1'-0"

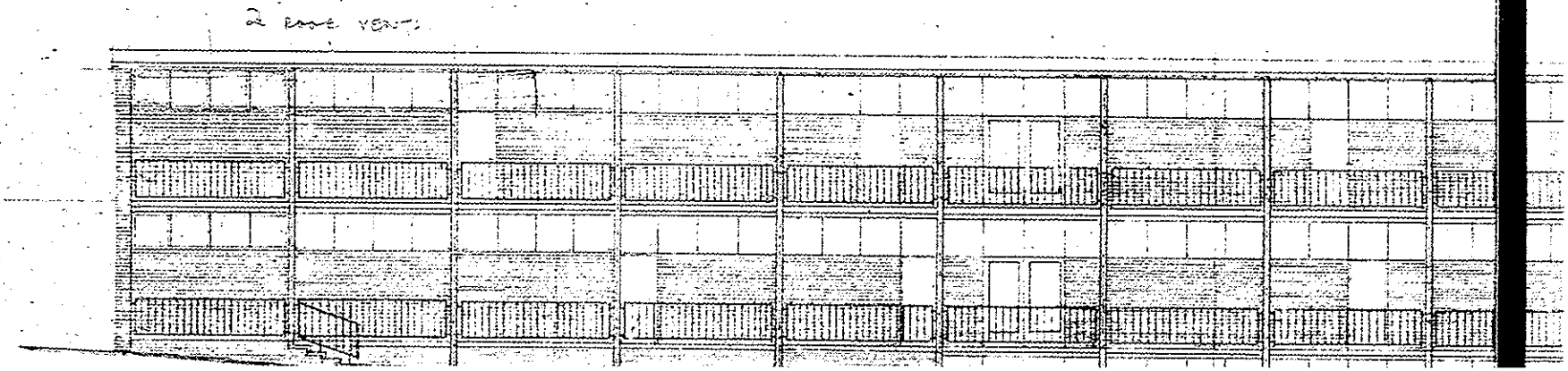


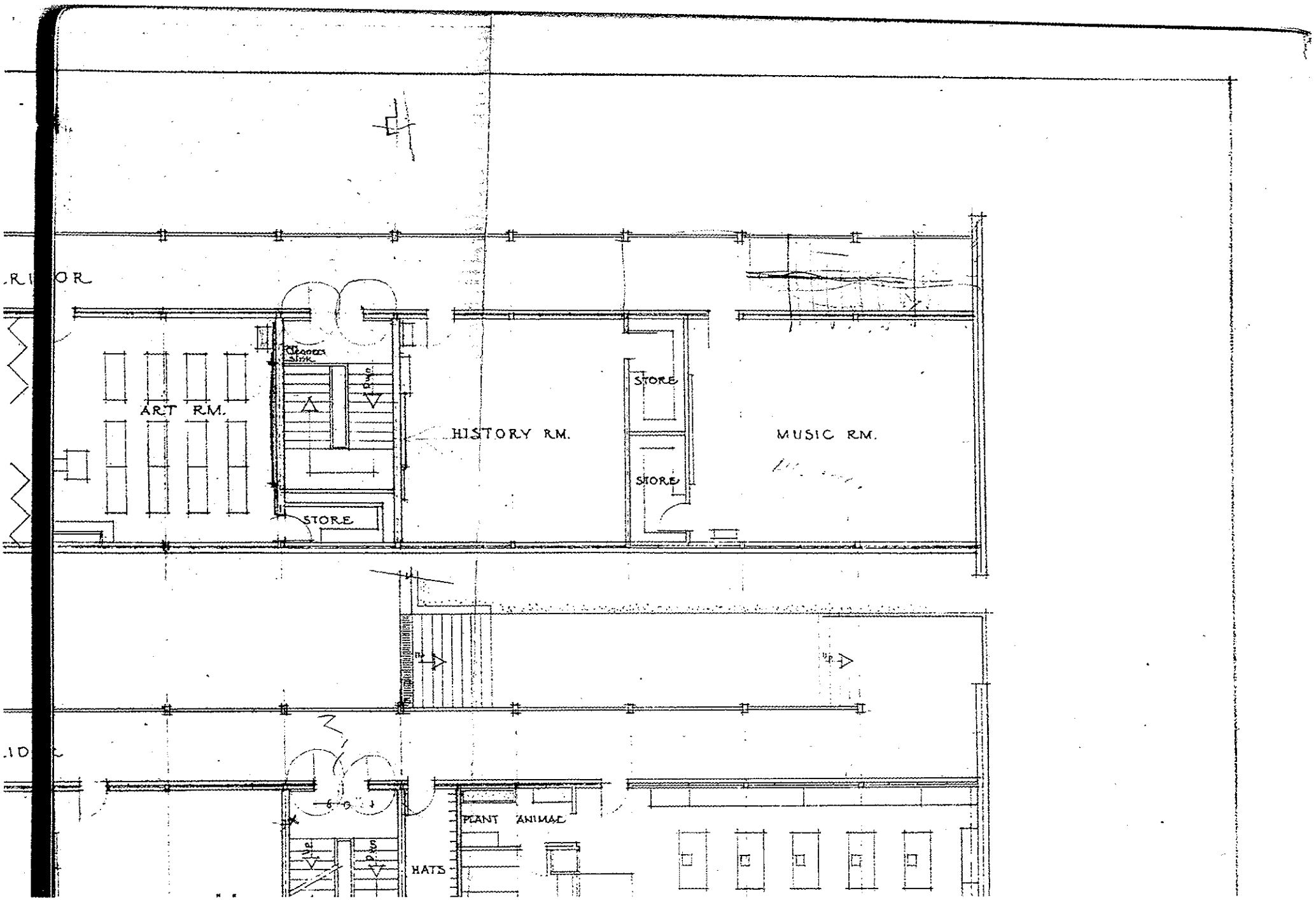


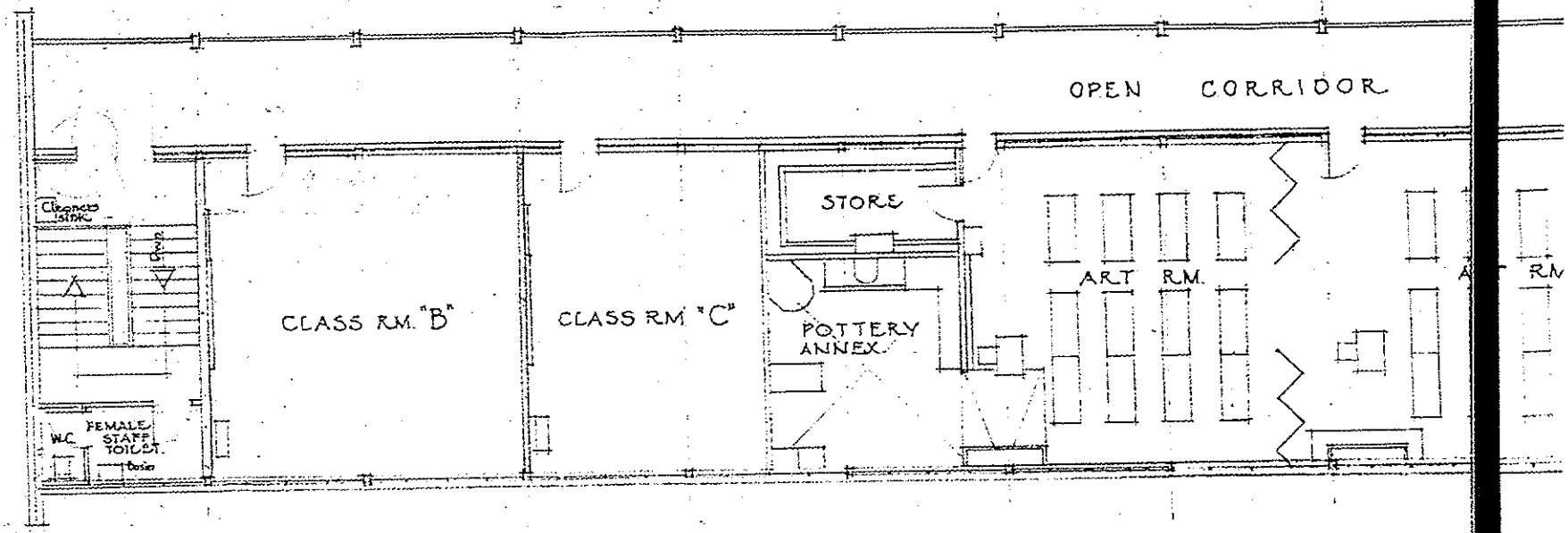
SOUTH WEST ELEVATION



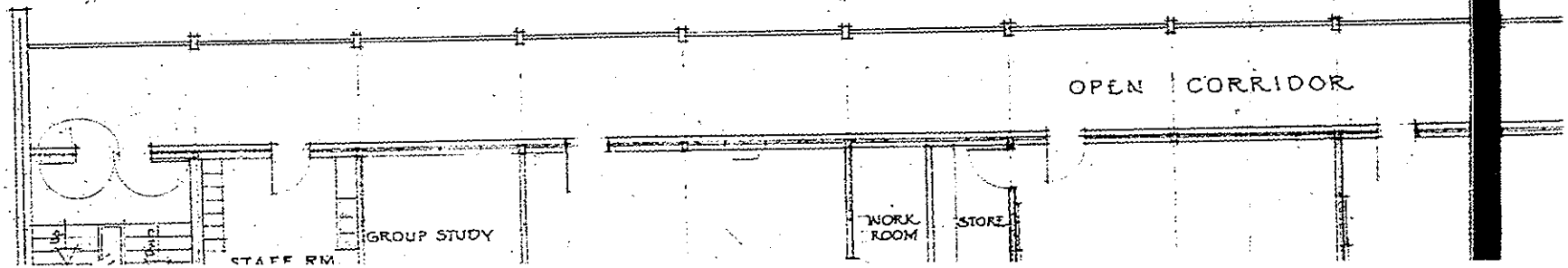
NORTH EAST ELEVATION

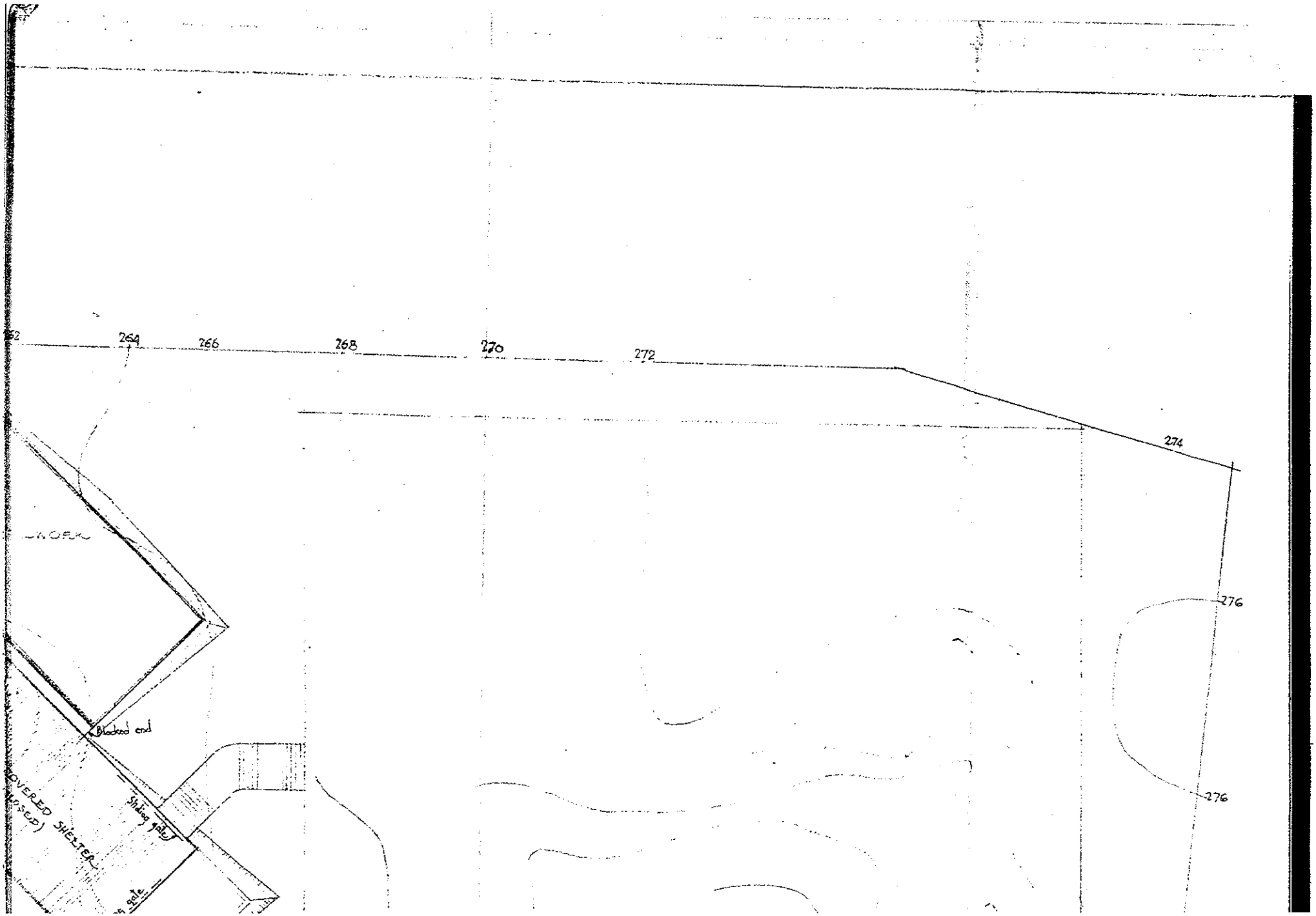


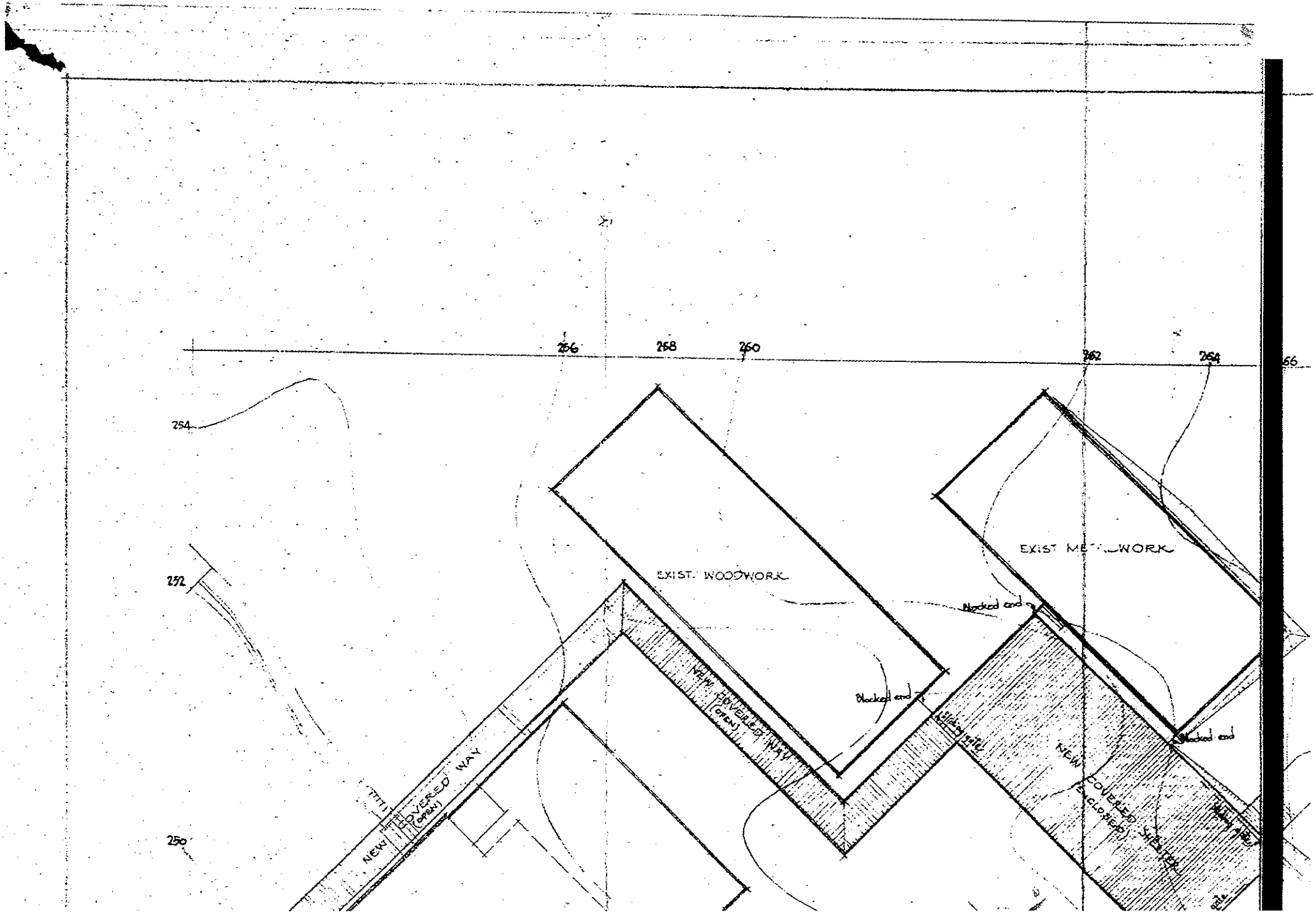

ART RM.
HISTORY RM.
MUSIC RM.
STORE
STORE
STORE
PLANT
ANIMAL
HATS

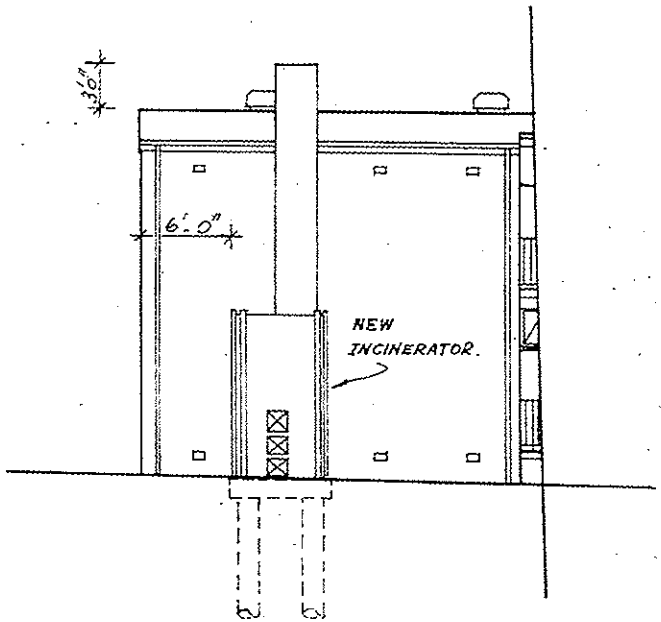

OPEN CORRIDOR
Cleaners Sink
CLASS RM. "B"
CLASS RM "C"
STORE
POTTERY ANNEX.
ART R.M.
W.C.
FEMALE STAFF TOILET
Basin

FIRST FLOOR

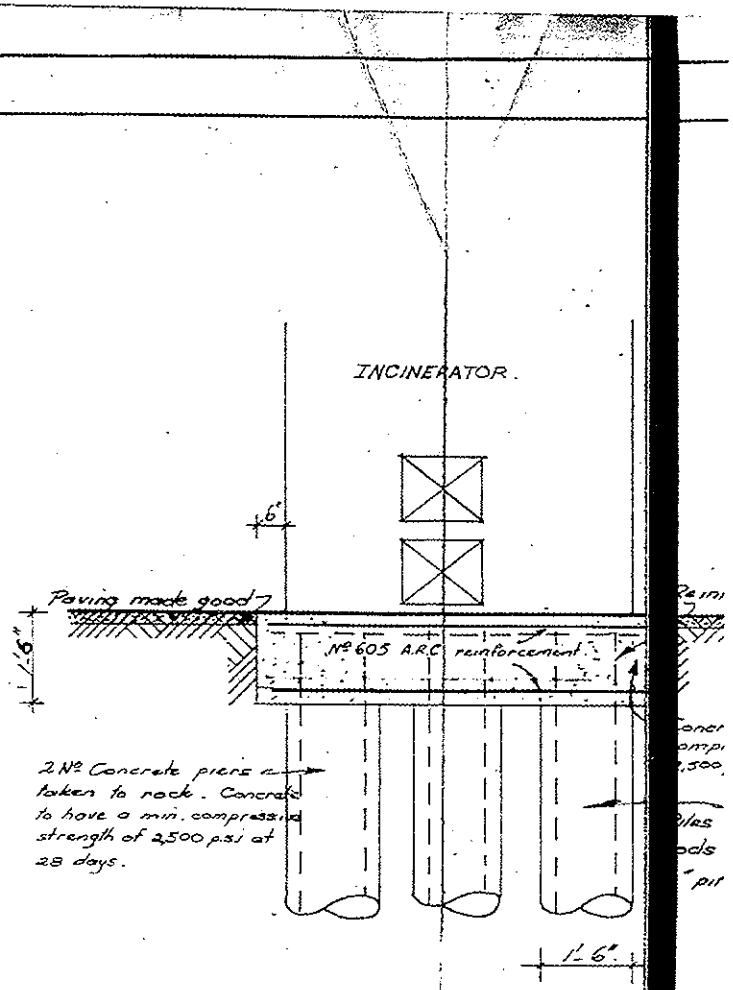

OPEN CORRIDOR
GROUP STUDY
STAFF RM.
WORK ROOM
STORE


262
264
266
268
270
272
274
276
276
W.O.P.S.
Blocked end
COVERED SHELTER
(PROPOSED)
Shelter gate
gate

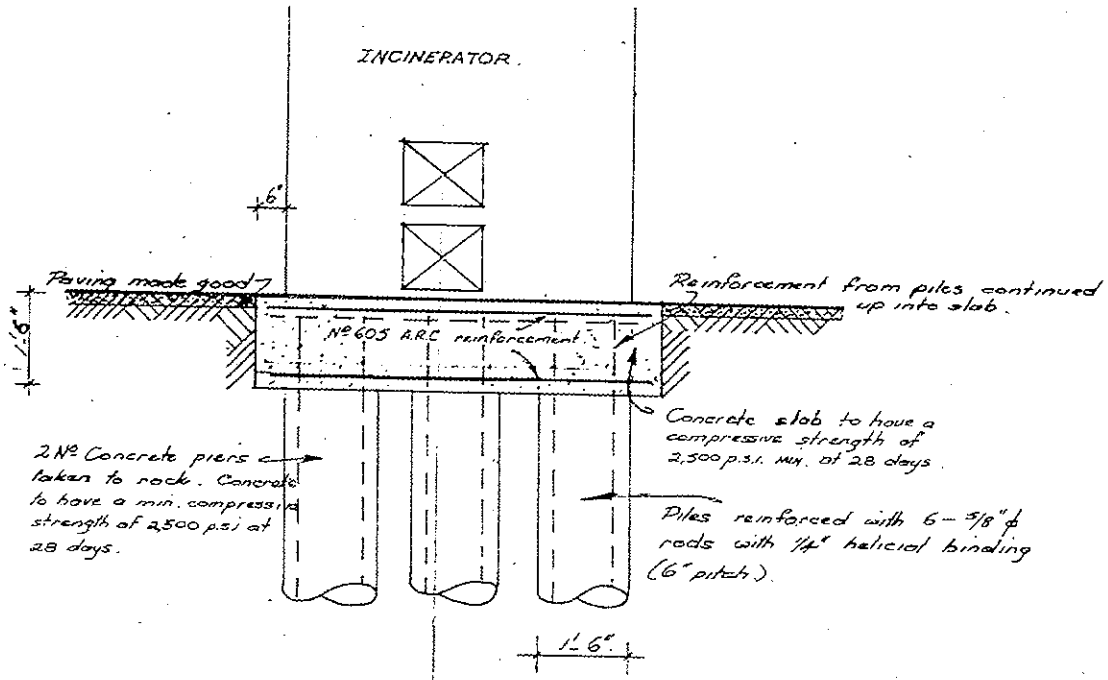

256
258
260
262
264
266
254
252
250
EXIST. WOODWORK
EXIST. METALWORK
Blocked end
Blocked end
Blocked end
NEW COVERED WAY (OPEN)
NEW COVERED WAY (OPEN)
NEW COVERED WAY (ENCLOSED)
Gate



NORTH - WEST ELEVATION.



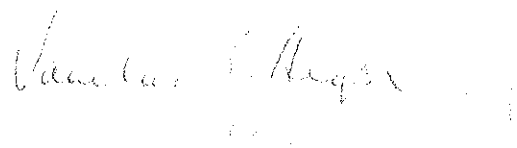
FOUNDATION ELEVATION

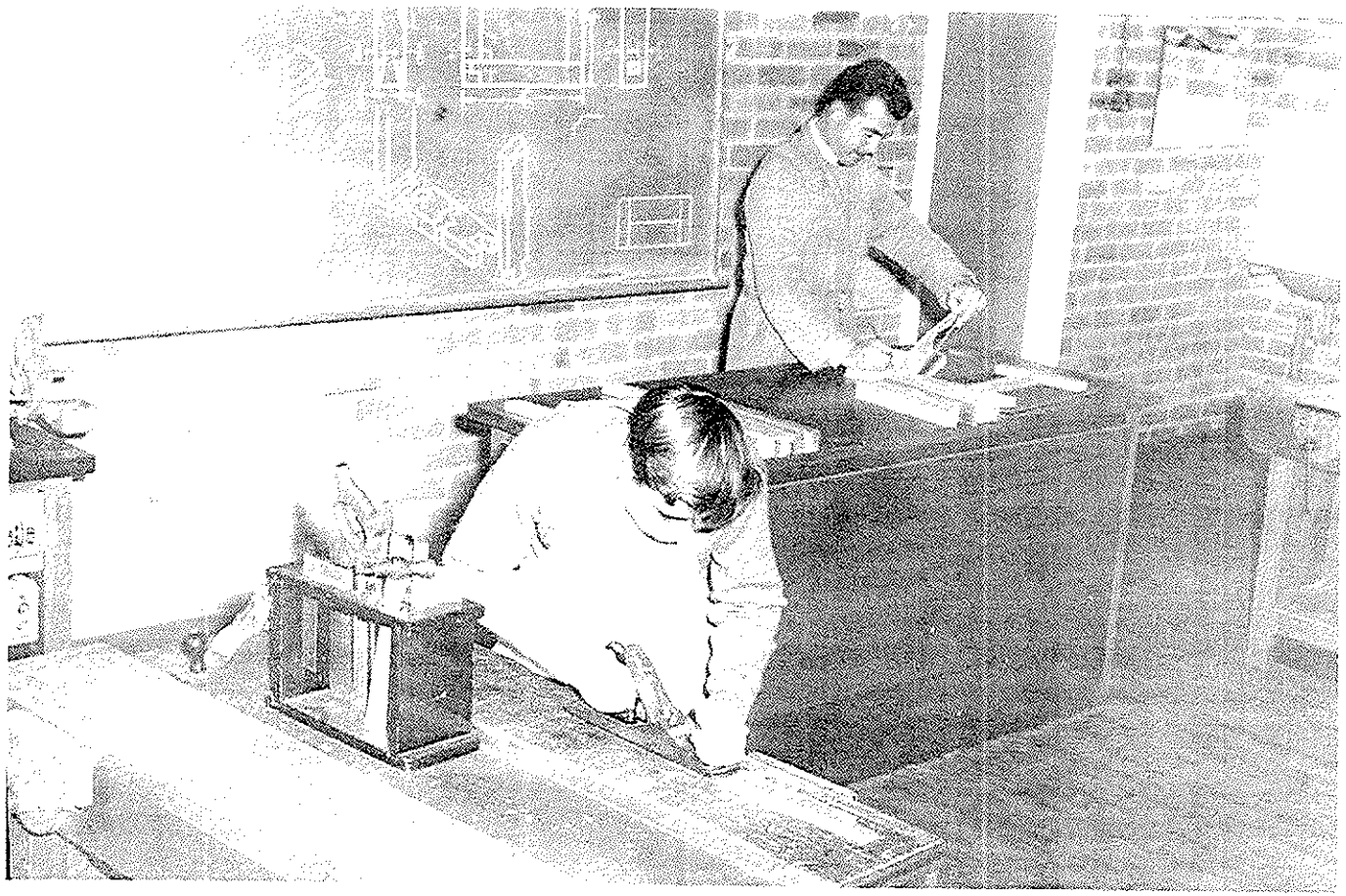


FOUNDATION ELEVATION.

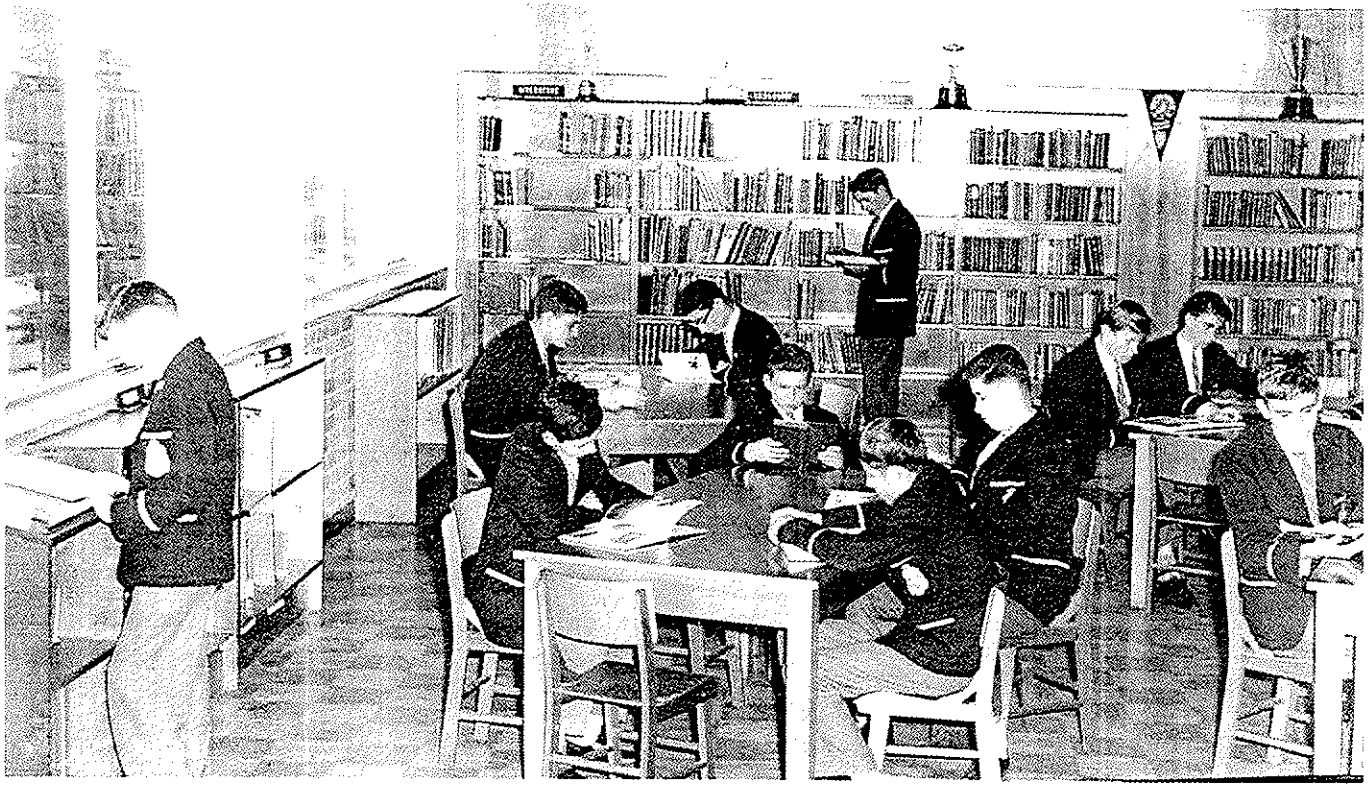
NOTES :

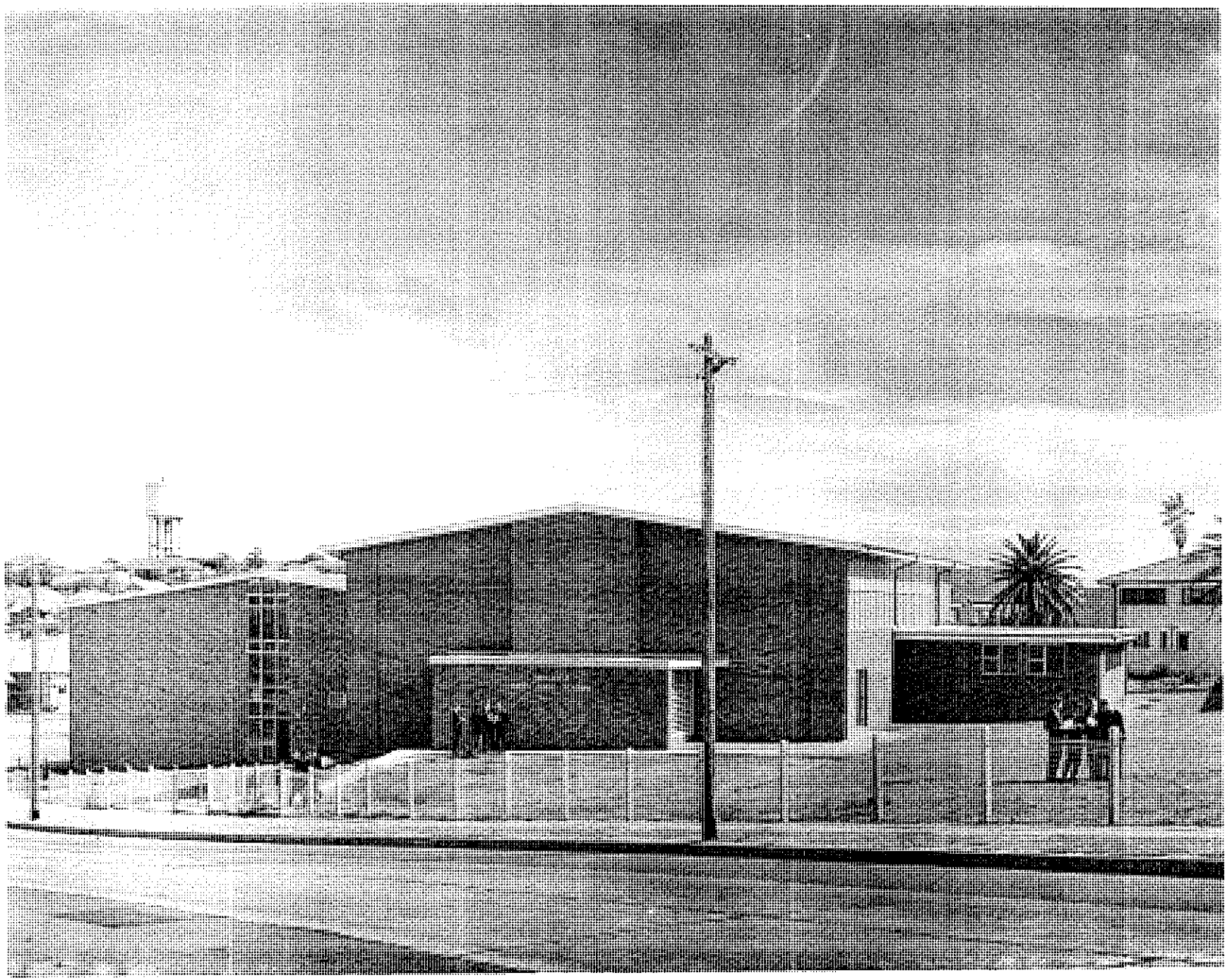
1. To be used – a 27 cubic ft. capacity "GOODRID" potent "Frustro Conical Universal Jet Stream Self Stoking Incinerator" see manufacturers drawings.
2. Extend in 5/16" o.d. copper tube from water supply (nearest.)
3. Drain : 2" galv. m.s. or 4" ϕ E.W.P. to nearest stormwater drain.
4. Cut away existing paving to permit slab. When down make good paving.
5. All reinforcement to have 3" conc: cover.
6. All exposed brickwork to be face brickwork matching existing.
7. All exposed mild steel to be heavily galvanised.

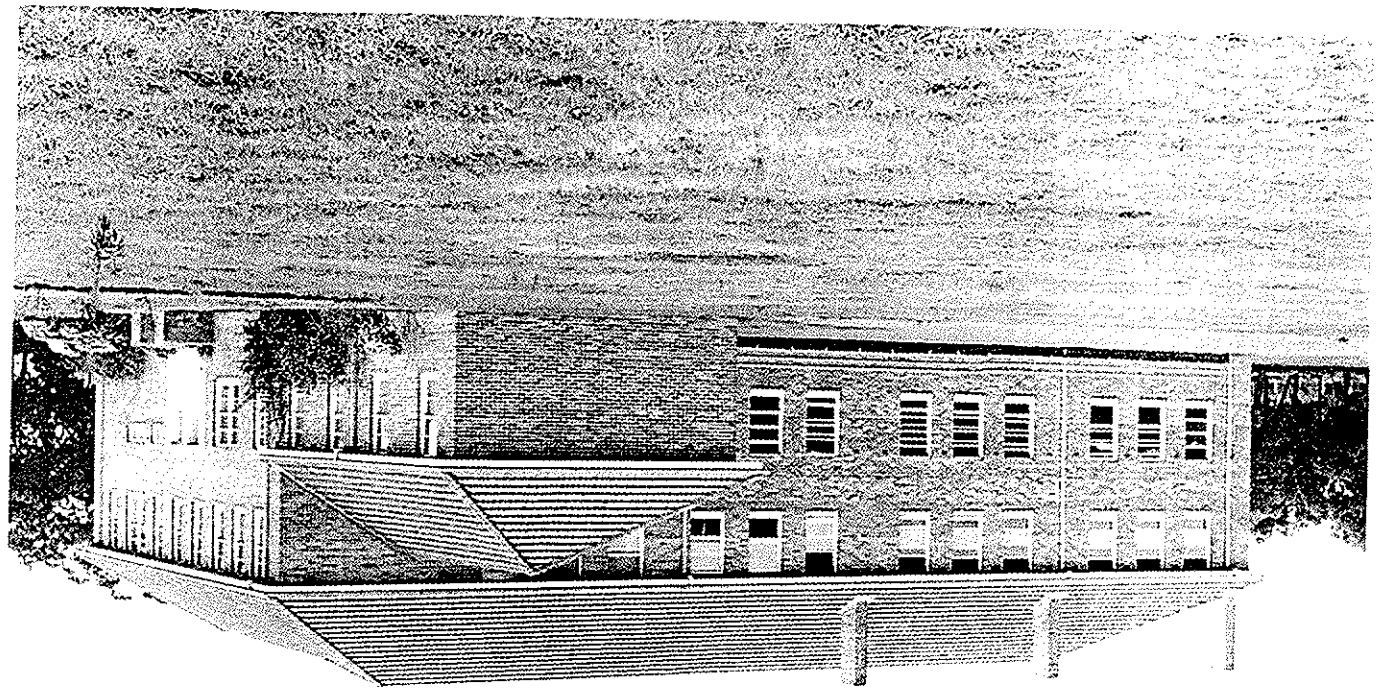




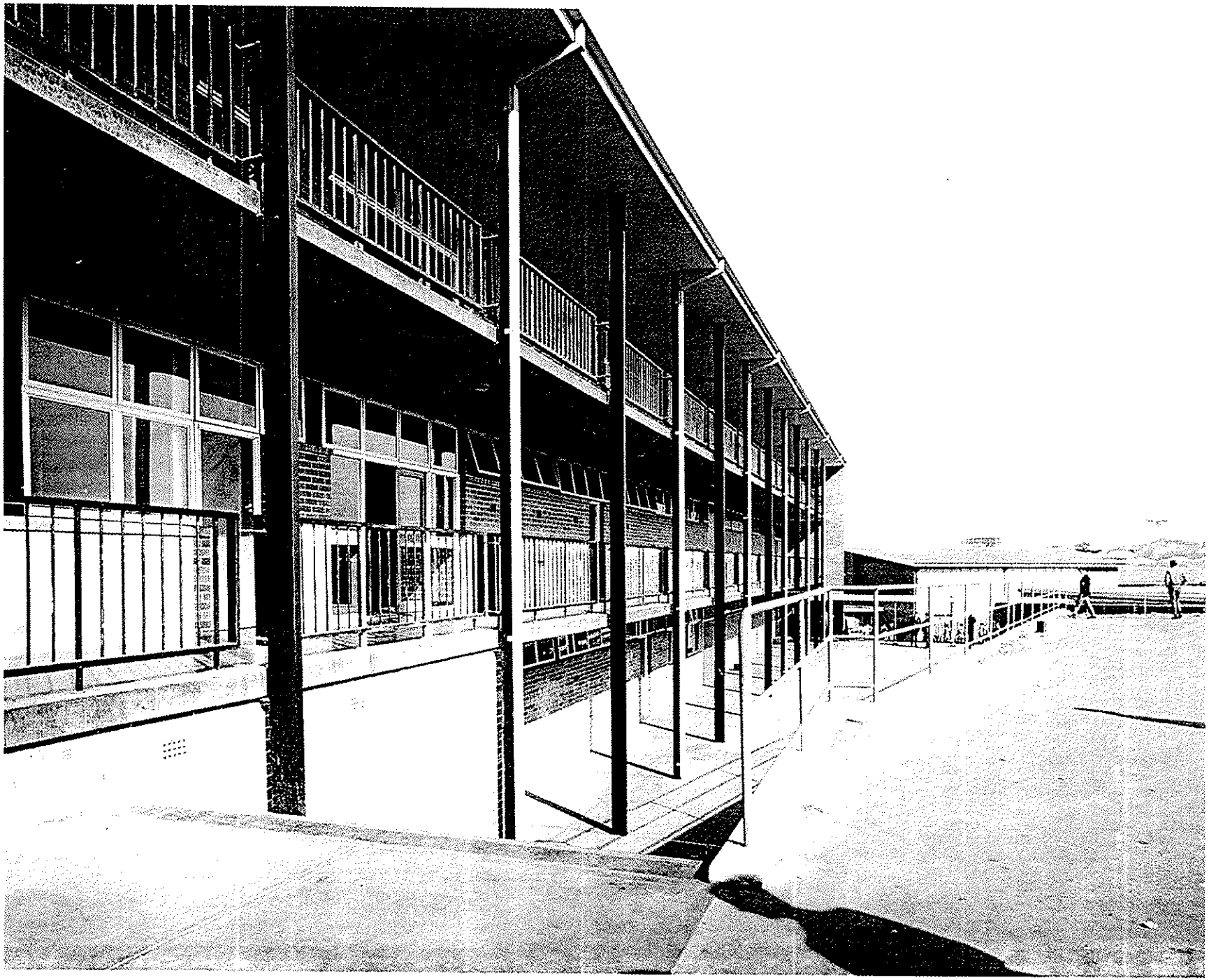

VAUCLUSE
BOYS' HIGH SCHOOL







WATER





PHYSICAL EDUCATION AREA

HALL GYMNASIUM

PARKING AREA

Area to be grassed

Concreted

Repair existing slab Wall

Proposed concrete dish drain 3' x 4" deep

Area to be grassed

Proposed 9" R.C. pipe

Dish drain 3' wide deep in bitumen

Proposed Conc. Kerb

Path

Path Widened to 4'0"

Area to be grassed

Proposed outlet into gutter

Sump 3' x 3'

kerb line

2 Outlets 6' x 4" into gutter

~~Proposed dwarf wall~~

~~Existing Brick Retaining Wall to be Used~~

Areas to be concreted, stepped down to suit levels of existing brick retaining Wall.

New Gate

OLD SOUTH HEAD ROAD

T.B.M. 288.71

N

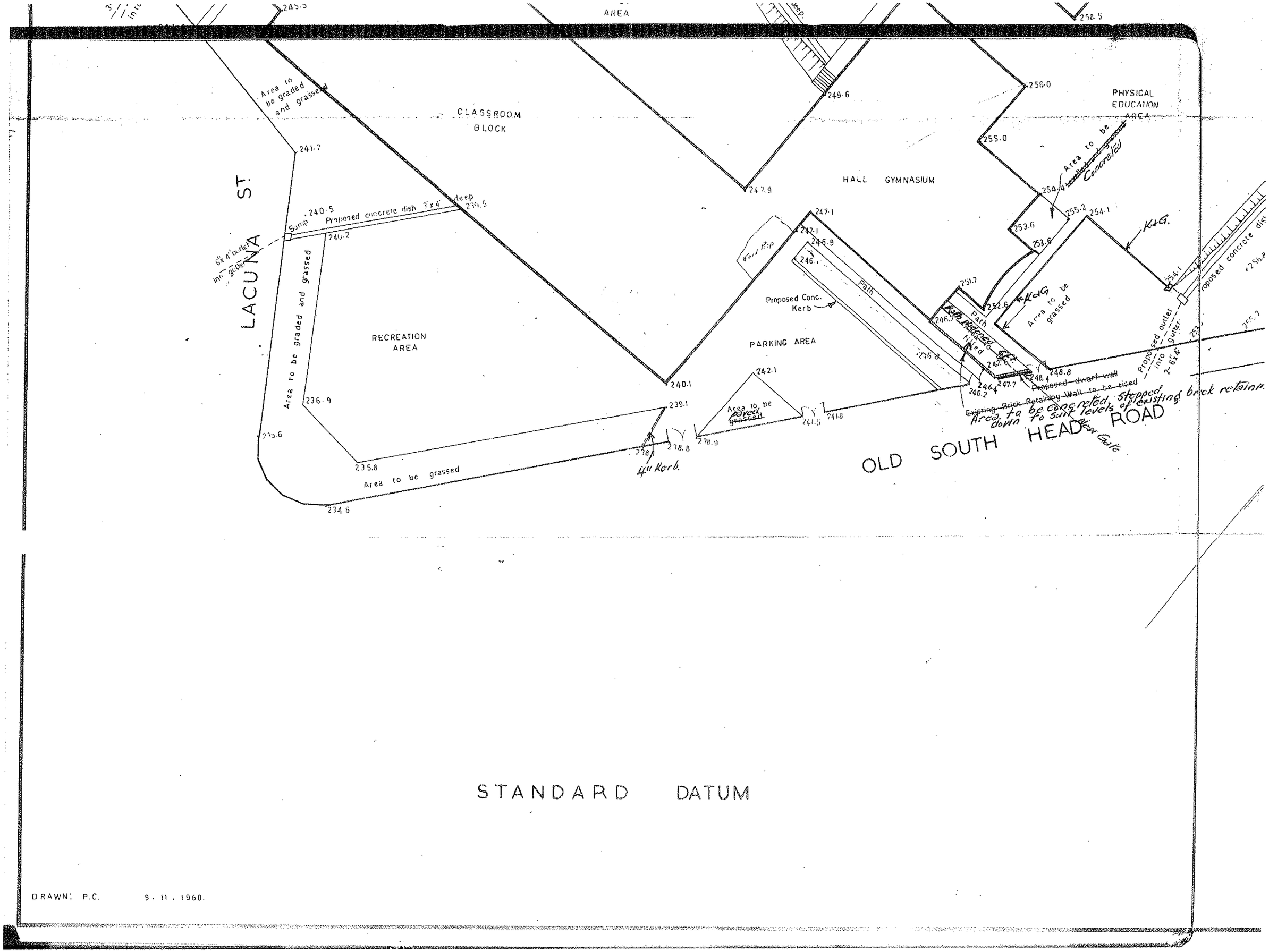
DEPARTMENT OF PUBLIC WORKS N. S. W.

METROPOLITAN DISTRICT

VAUCLUSE BOYS H. SCHOOL
PROPOSED GROUND IMPROVEMENTS

ME-T5-58 | Scale: 1 inch = 20 feet

METROPOLITAN ENGINEER



STANDARD DATUM

DRAWN: P.C. 9. 11. 1960.

Proposed Short Wing

Concrete 6'x6' Carwash with Trellis & Kiosk/Generator

Proposed retaining wall approx 3' high.

Proposed retaining wall 3' high

Proposed 9" dia pipe

Proposed 9" dia pipe

Proposed 15 dish drain

Proposed dish drain 3'x4" deep

Area to be grassed

To be lowered

MENTAL WORK ROOMS

WOOD WORK ROOMS

Area to be grassed

Proposed Concrete dish drain 3'x4" deep.

HALL GYMNASIUM

PHYSICAL EDUCATION AREA

Area to be grassed Concreted

Repair existing slab Wall

Proposed concrete dish drain 3'x4" deep

Area to be grassed

Proposed 9" R.C. pipe

Steps 7'-6" wide

9" dia pipe

Dish drain 3' x 3' deep

PROPOSED AREA TO BE PAVED 162' x 113'

Dish drain 3' wide deep in bitumen

Proposed Conc. Kerb

PARKING AREA

Path

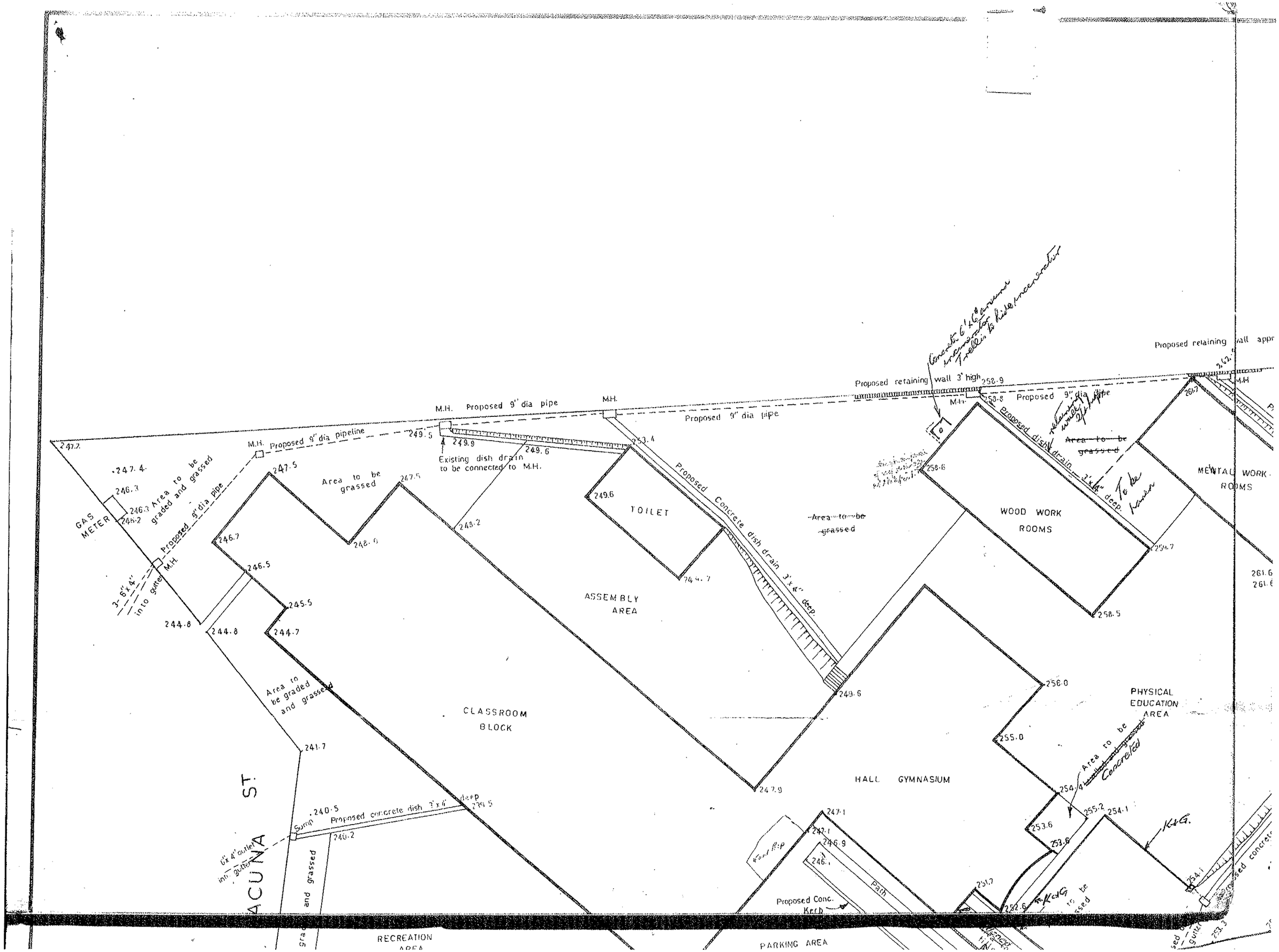
Hand Rip

K+G

T.B.M. 268.71

16' 16' 16'

23'


Proposed retaining wall 3' high
Proposed 9" dia pipe
M.H.
Proposed 9" dia pipeline
Existing dish drain to be connected to M.H.
Proposed Concrete dish drain 3'x 4" deep
Proposed retaining wall appr
Concrete 6'x 6" canvas interceptor trellis to hide interceptor
Proposed 9" dia pipe
Area to be graded and grassed
Area to be grassed
Area to be grassed
Area to be grassed
Proposed 9" dia pipe
Proposed 9" dia pipe
GAS METER
3'-6"x 4" in to gutter
Proposed 9" dia pipe
TOILET
ASSEMBLY AREA
CLASSROOM BLOCK
WOOD WORK ROOMS
MENTAL WORK ROOMS
PHYSICAL EDUCATION AREA
HALL GYMNASIUM
Area to be graded and grassed
Sump
Proposed concrete dish 3'x 6" deep
6"x 4" outlet into gutter
ACUNA ST.
RECREATION AREA
PARKING AREA
Proposed Conc. Kerb
Path
Area to be grassed
Concreted
K&G
247.2
247.4
246.3
246.2
247.5
246.7
246.5
245.5
244.8
244.8
244.7
241.7
240.5
246.2
248.6
247.5
248.2
249.5
249.9
249.6
253.4
249.6
244.7
247.9
249.6
256.0
255.0
254.4
253.6
253.6
255.2
254.1
254.1
247.1
247.1
246.9
246.1
251.7
252.6
253.9
258.6
258.9
253.8
261.7
254.7
258.5
261.6
261.6

Alternative Design

Tracing

Showing amended design for auction sale of whole of lands comprised in Shaftesbury Institution South Head

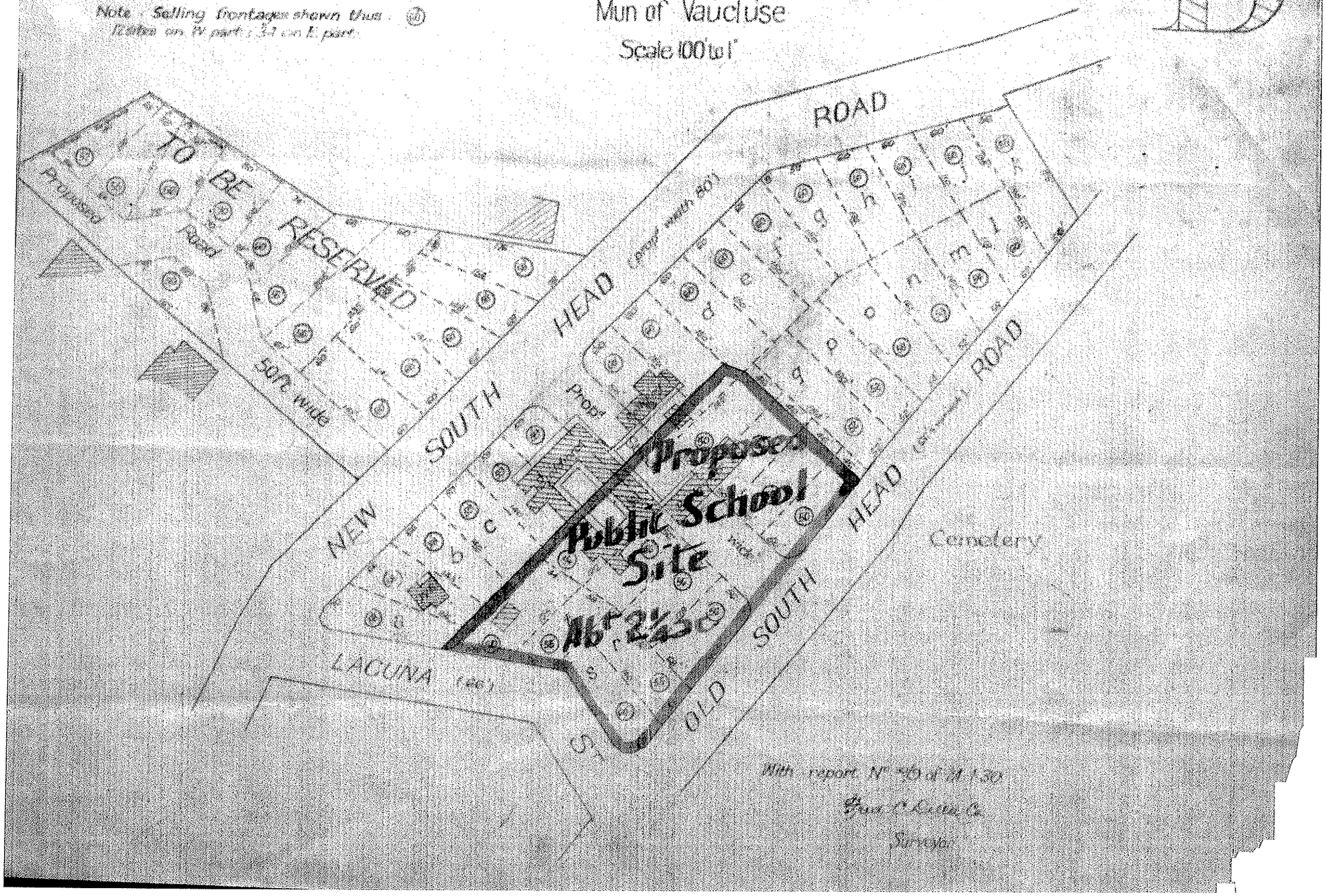
Pr Alexandra C° Cumberland

Mun of Vaucluse

Scale 100 to 1"

D

Note :- Selling frontages shown thus :- (20) Rates on Pr part ; 3-1 on E part.



With report N° 20 of 21.1.30

Pr Alex C Cumb C

Surveyor

Auctioneers:—

CLUBB & HIBBLE

14 Martin Place, SYDNEY
TEL. B.3450

IN CONJUNCTION WITH:—

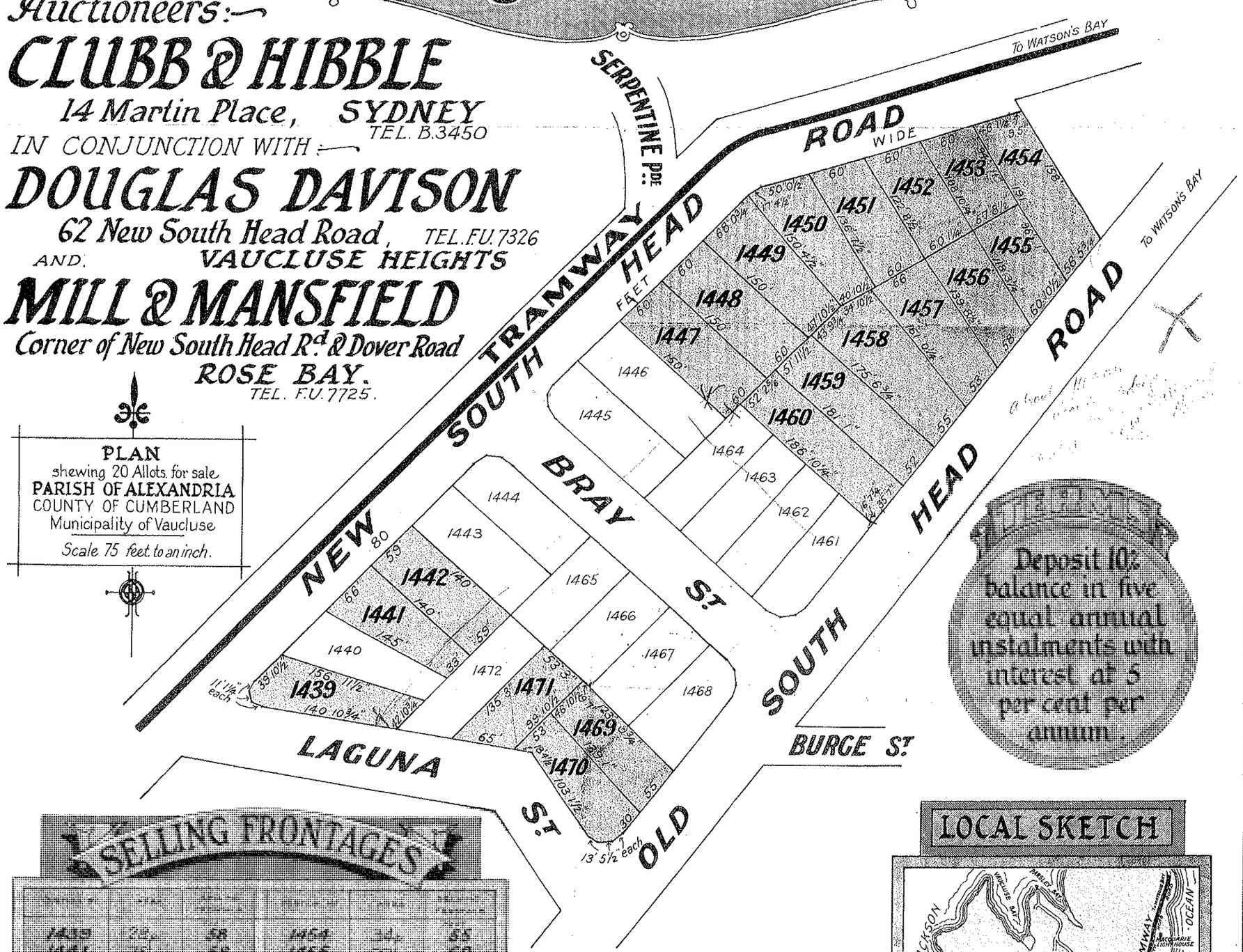
DOUGLAS DAVISON

62 New South Head Road, TEL. FU. 7326
AND. VAUCLUSE HEIGHTS

MILL & MANSFIELD

Corner of New South Head Rd. & Dover Road
ROSE BAY.
TEL. F.U. 7725.

PLAN
shewing 20 Allots. for sale
PARISH OF ALEXANDRIA
COUNTY OF CUMBERLAND
Municipality of Vaucluse
Scale 75 feet to an inch.



Deposit 10%
balance in five equal annual instalments with interest at 5 per cent per annum.

SELLING FRONTAGES

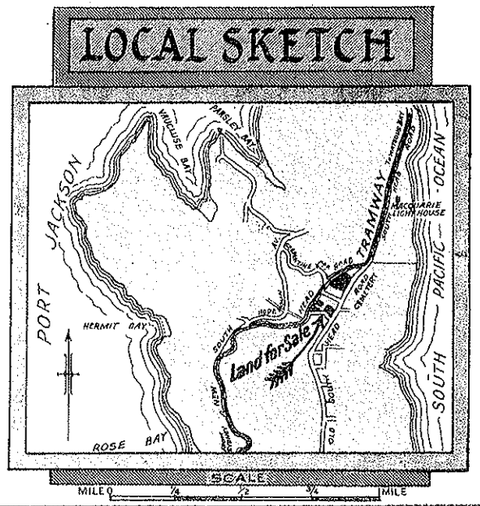
1439	28¼	58	1454	22½	55
1441	27¾	58	1455	22½	60
1442	27¾	58	1456	27½	54
1447	22½	60	1457	22½	58
1448	22½	60	1458	27½	58
1449	22½	60	1459	22½	52
1450	22½	60	1460	22½	52
1451	22½	60	1469	22½	55
1452	22½	60	1470	25	60
1453	22½	60	1471	22½	58

Unsold Blocks will not be available for After Auction Purchase

Land for Sale SHEWN THUS

All measurements are in feet and inches

LOCAL SKETCH



Drawn & printed at the Dept. of Lands, Sydney N.S.W. March 1930-30-251

20 Allotments

CROWN LANDS AT VAUCLUSE

1st. SUBDIVISION, OLD SHAFTESBURY INSTITUTE SITE

AUCTION SALE ON THE GROUND

SATURDAY, 22nd MARCH, 1930

AT 3 O'CLOCK P.M.

Auctioneers:—

CLUBB & HIBBLE

14 Martin Place, SYDNEY TEL. B.3450

IN CONJUNCTION WITH:—

DOUGLAS DAVISON

62 New South Head Road, TEL. F.U. 7326

AND. VAUCLUSE HEIGHTS

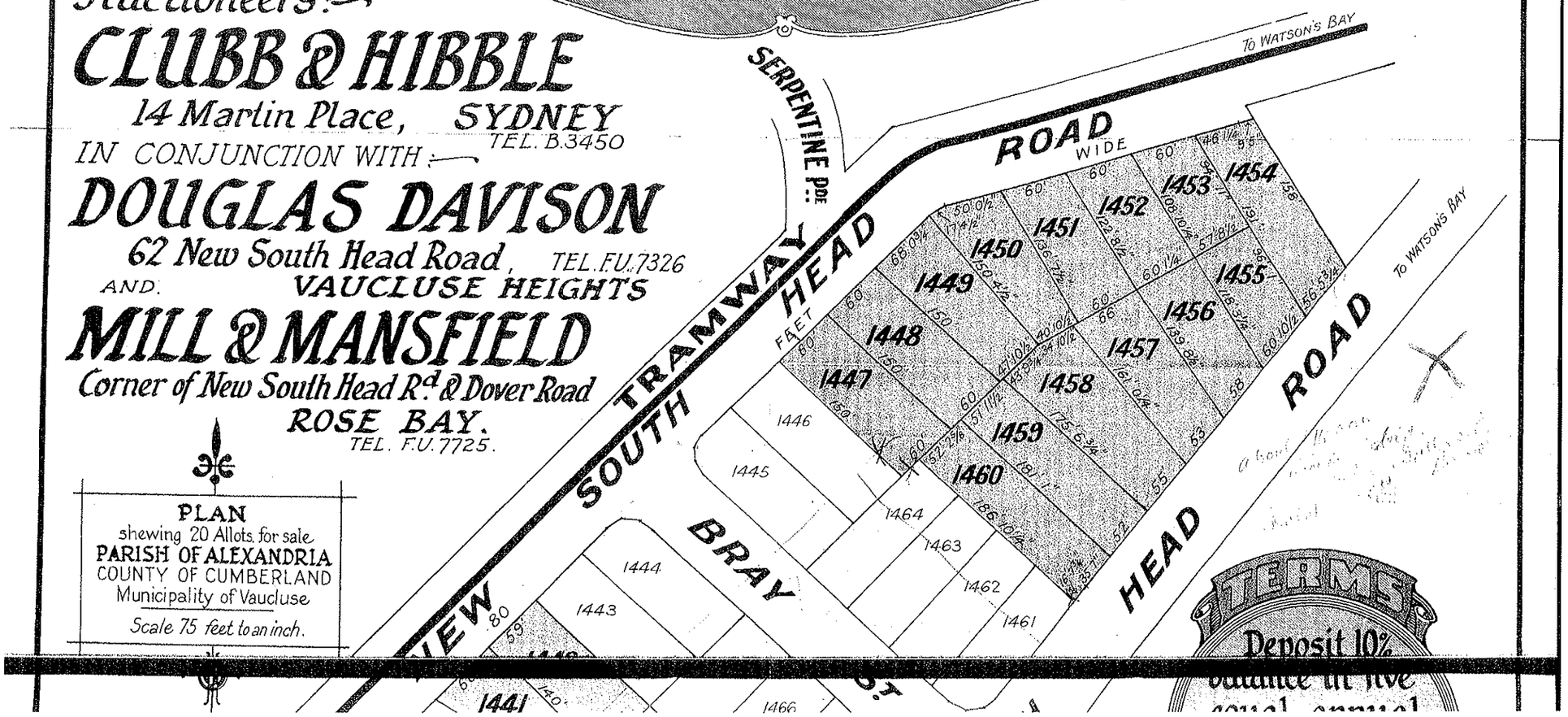
MILL & MANSFIELD

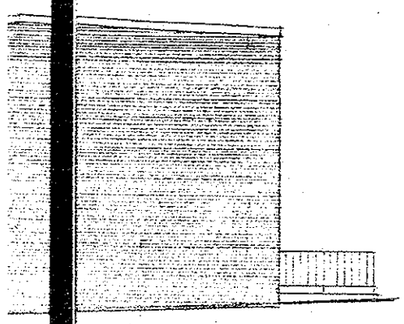
Corner of New South Head Rd. & Dover Road

ROSE BAY.

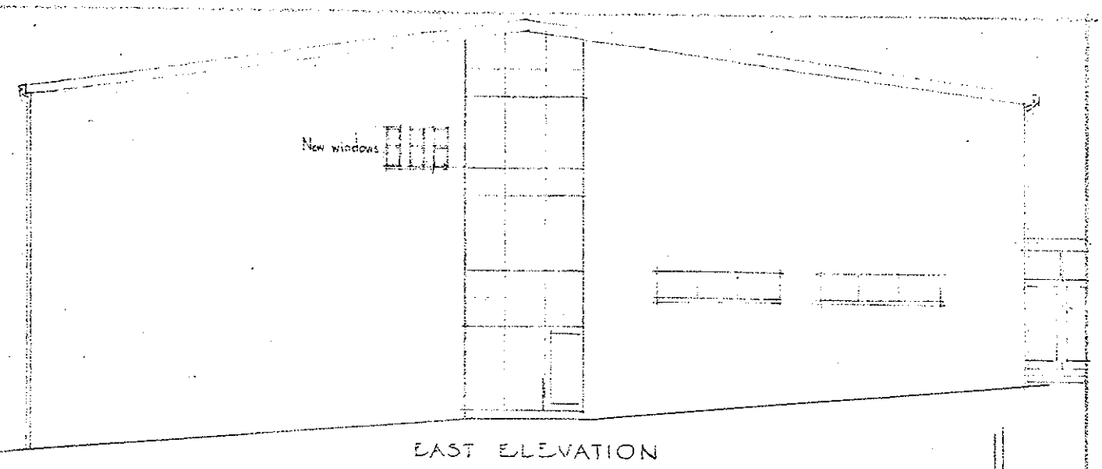
TEL. F.U. 7725.

PLAN
shewing 20 Allots. for sale
PARISH OF ALEXANDRIA
COUNTY OF CUMBERLAND
Municipality of Vaucluse
Scale 75 feet to an inch.



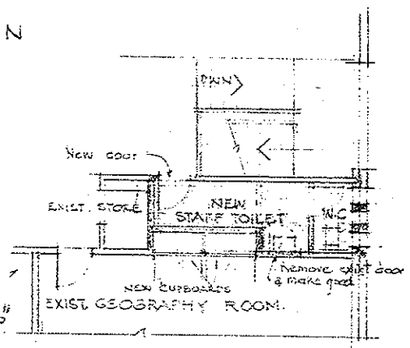


EL VATION

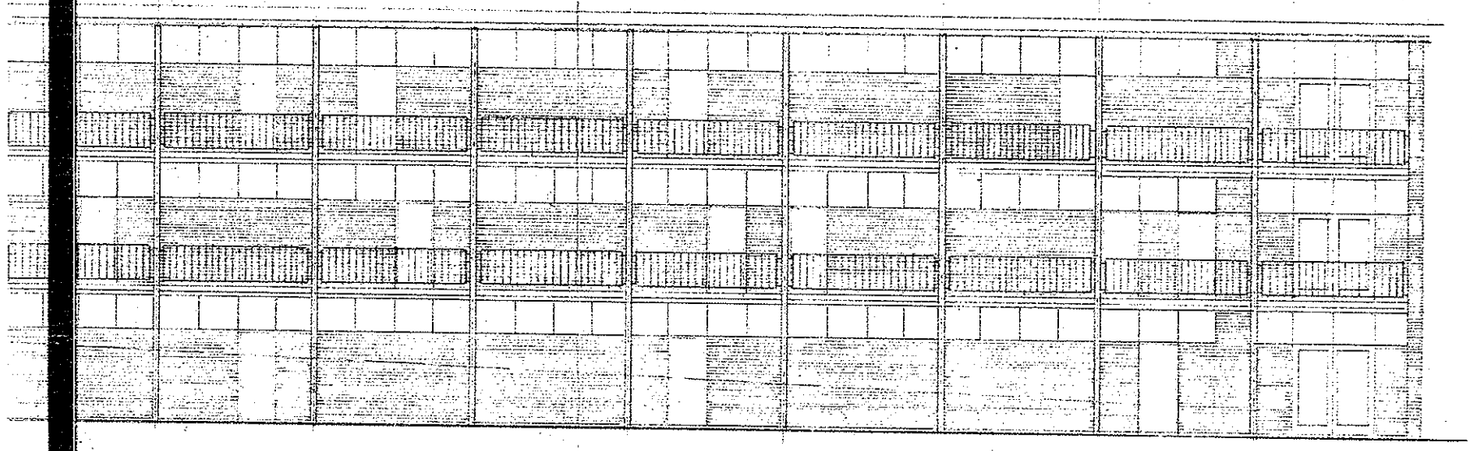


EAST ELEVATION

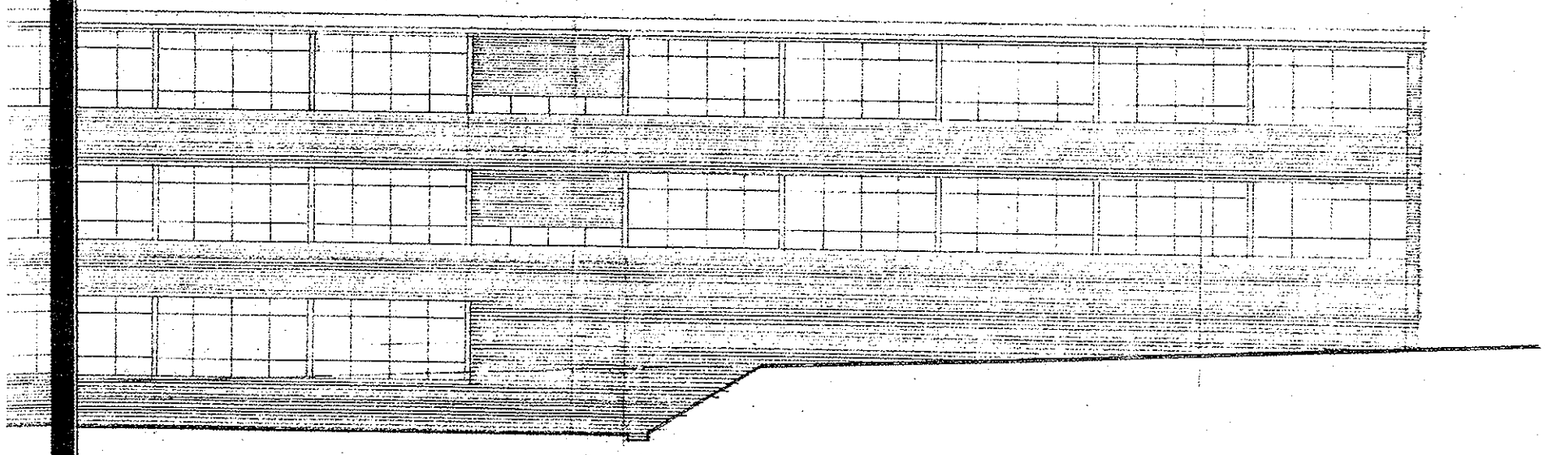
EXIST. CLASSROOM BUILDING



PLAN SHOWING CONVERSION OF EXISTING STORE ROOM TO STAFF TOILET ROOM. SCALE 1/8"=1'-0"



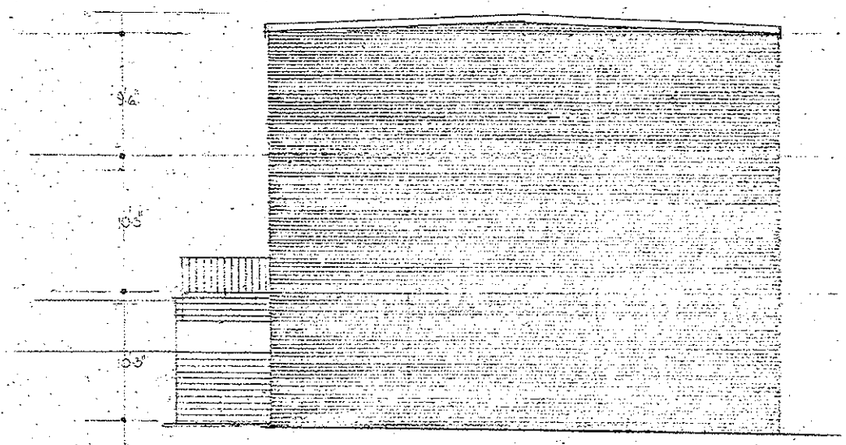
NORTH WEST ELEVATION



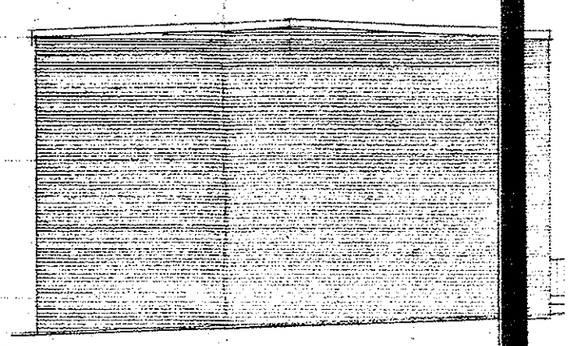
SOUTH EAST ELEVATION

14.8.63
GOVERNMENT ARCHITECT

VAUCLUSE BOYS HIGH SCHOOL
ADDITIONAL ACCOMMODATION
SCALE 1/8"=1'-0"



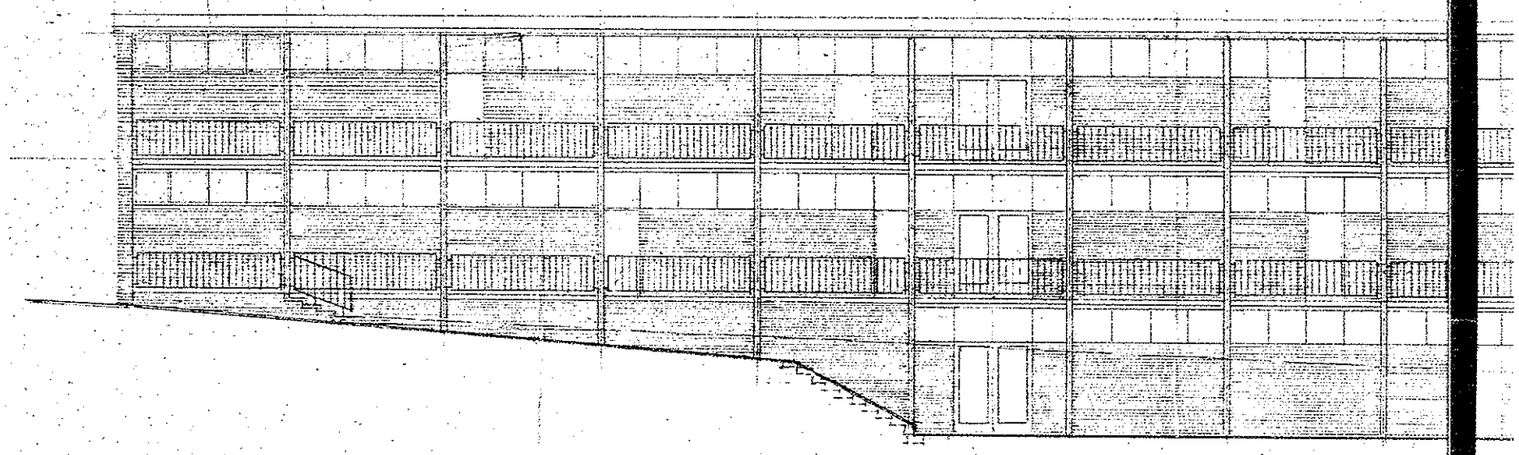
SOUTH WEST ELEVATION



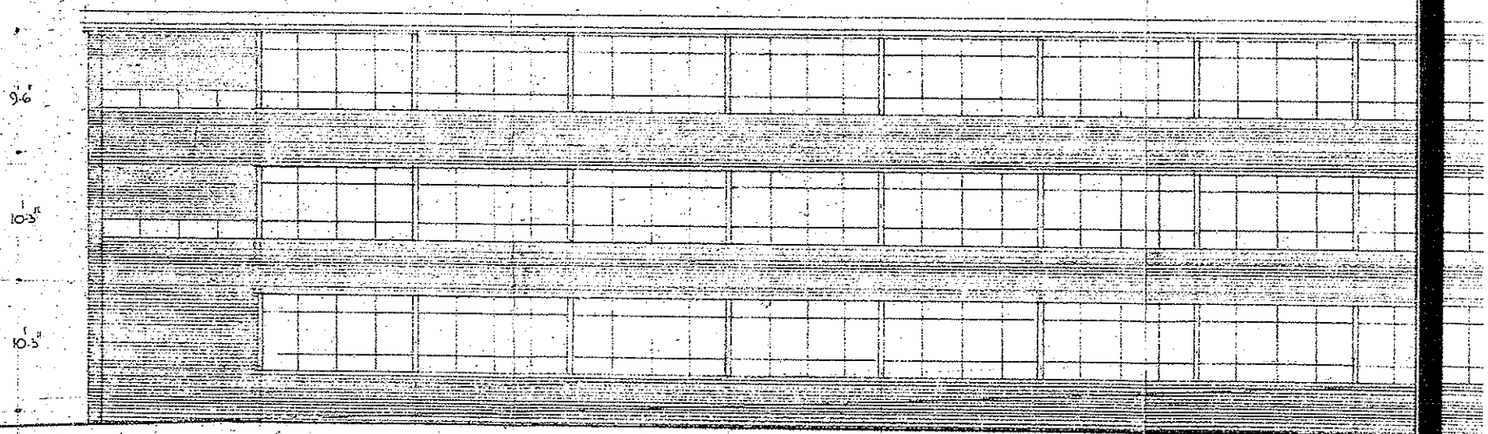
NORTH EAST ELEVATION

10'5" [illegible]

2 [illegible] VENTS



NORTH WEST [illegible]



SOUTH EAST E[illegible]EV.

ARCHITECT IN CHARGE
OF DRAWING OFFICE N°2

ART RM.

Cleaners sink

STORE

HISTORY RM.

STORE

STORE

MUSIC RM.

CLASS RM. "B"

PLANT

ANIMAL

HATS

PREP. RM.

CLEANS STORE

STORE

GENERAL SCIENCE RM. B.3.

GENERAL SCIENCE RM. B.3

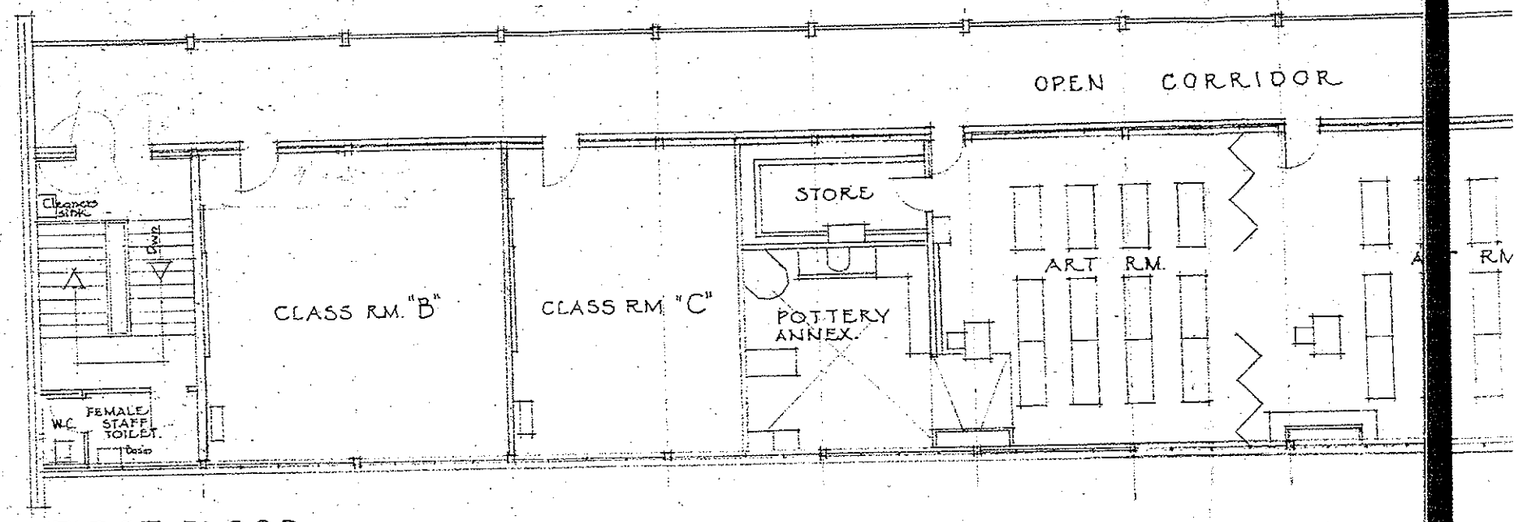
VAUCLUSE BOYS HIGH SCHOOL

ADDITIONAL ACCOMMODATION

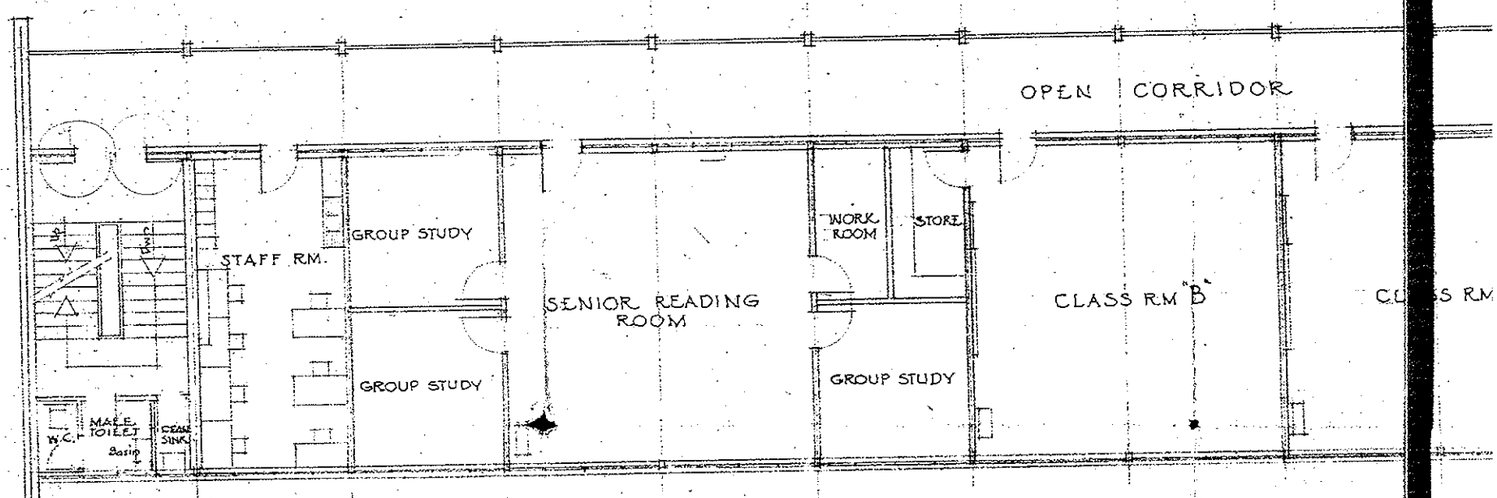
SCALE : 1/8"=1'-0"

14.8.63

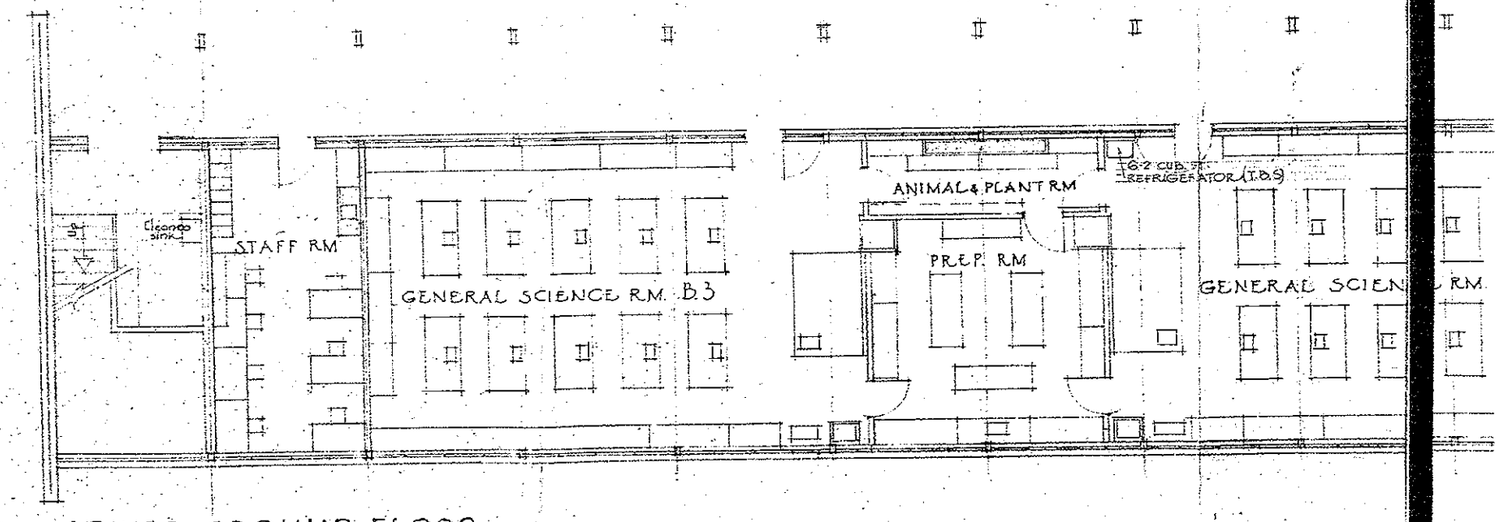
GOVERNMENT ARCHITECT



FIRST FLOOR

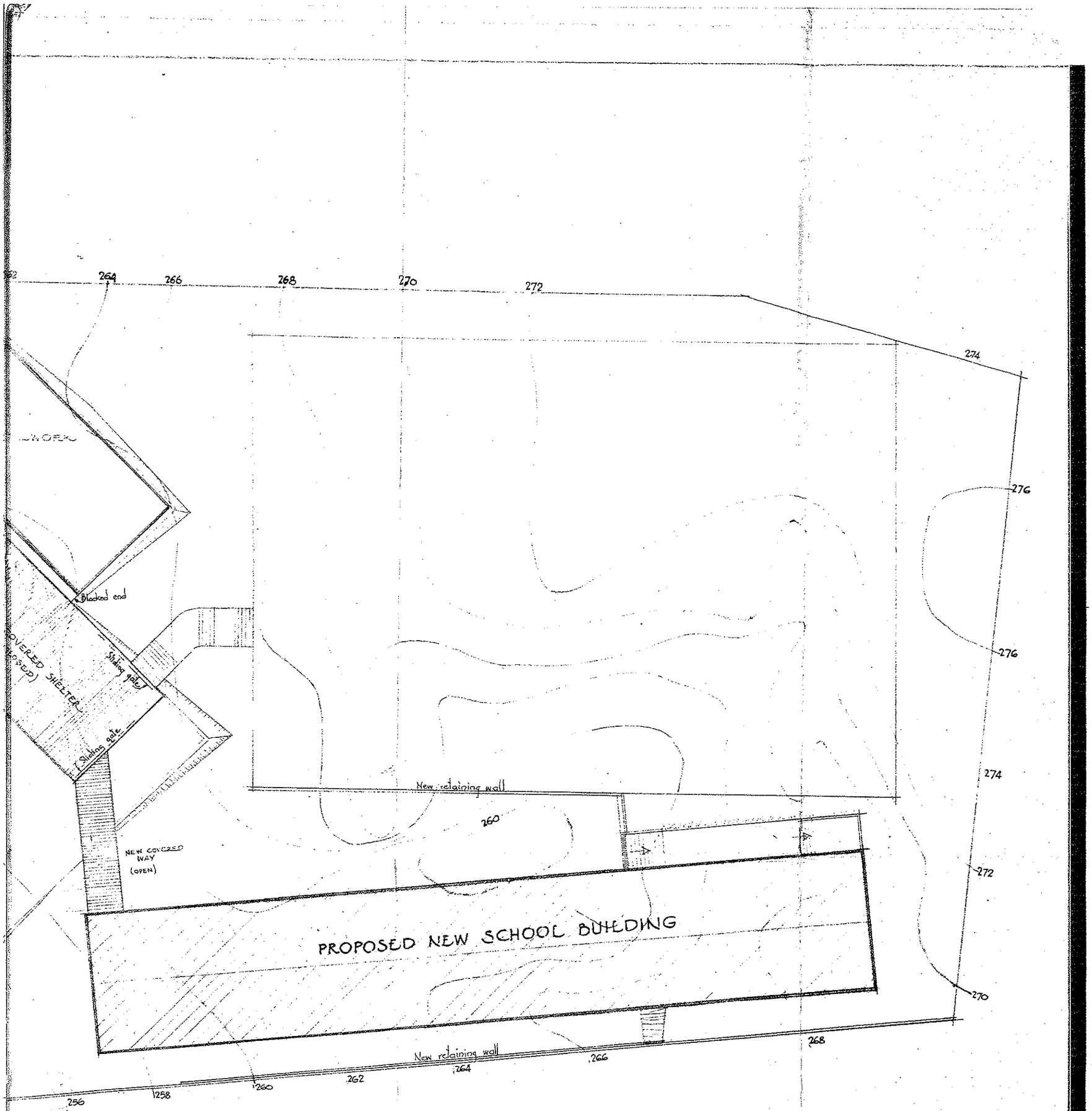


GROUND FLOOR



LOWER GROUND FLOOR

ARCHITECT IN CHARGE
OF DRAWING OFFICE Nº2



14-8-63
GOVERNMENT ARCHITECT

VAUCLUSE BOYS HIGH SCHOOL
ADDITIONAL ACCOMMODATION
SITE PLAN

SCALE 1/16"=1'-0"

ARCHITECT IN CHARGE
OF DRAWING OFFICE N°2

EXIST. HALL - GYMNASIUM

EXIST. MECHANICAL ERECTION AREA

EXIST. WOODWORK

EXIST. METALWORK

NEW COVERED WAY (open)

NEW COVERED WAY

Existing path

Existing gate

Blocked end

Blocked end

Blocked end

Blocked end

N

242 244 246 248 250 252 254 256 258

242 244 246 248 250 252 254

254 256 258 260 262 264 266

A A E

INVENTORY FORMS

HERITAGE ITEMS IN THE VICINITY FROM THE NSW HERITAGE OFFICE

South Head Cemetery

Item

Name of Item: South Head Cemetery
Type of Item: Landscape
Group/Collection: Cemeteries and Burial Sites
Category: Cemetery/Graveyard/Burial Ground
Primary Address: Old South Head Road, DIAMOND BAY, NSW 2030
Local Govt. Area: Waverley
Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number

All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
Old South Head Road	DIAMOND BAY	Waverley	Alexandria	Cumberland	Primary

Statement of Significance

The earliest cemetery in the Waverley district. Of special interest for its administration by a private trust from 1845 to 1941. Includes the graves of several prominent citizens. One of the best maintained and intact old cemeteries in Sydney. An excellent reminder of Victorian and Edwardian attitudes to life and death. Especially important for headstones from the period 1900-1950. Headstones in a fine state of preservation. State significance.

Date Significance Updated: 07 Feb 00

Note: There are incomplete details for a number of items listed in NSW. The Heritage Office intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Construction Years: 1811 - 1890

Physical Description: Cemetery site dating from 1845. Sited above Diamond Bay overlooking the Pacific Ocean. Surrounded by a low stone wall and impressive entry gates (of bronze). Headstones (graves) from the period 1900-1950. Few headstones were found dating earlier than the 1870's. Many prominent citizens including Governors Davidson and Robertson. The cemetery has mown grass between the plots. Hardly any shrubs or trees within its walls, though groups and rows of Canary Island palms (c.1925), and later Norfolk Island palms and New Zealand Christmas trees, surround the boundary. Modest ancillary buildings date from c.1950.

Current Use: Cemetery

Former Use: Cemetery

History

Historical Notes: Originally 4000m2 (1 acre) in area. Granted to local residents by Governor Gipps in 1845. Administered by local trust until 1941 when it was finally taken over by Waverley Council.

Historic Themes

Australian Theme (abbrev)	New South Wales Theme	Local Theme
9. Phases of Life - Marking the phases of life	Birth and Death - Activities associated with the initial stages of human life and the bearing of children, and with the final stages of human life and disposal of the dead.	(none) -

Assessment of Significance

SHR Criteria a) [Historical Significance] This item is of historical and cultural significance

SHR Criteria c) [Aesthetic Significance] This item is of landmark and streetscape/landscape significance

Integrity/Intactness: Substantially intact

Assessment Criteria Items are assessed against the **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan			06 Dec 96		
Heritage study					

Study Details

Title	Year	Number	Author	Inspected by	Guidelines Used
Waverley Heritage Study	1990	L1/2000	Perumal Murphy Pty Limited		No

References, Internet links & Images

None

Note: Internet links may be to web pages, documents or images.



(Click on Thumbnail for Full Size Image and Image Details)

Data Source

The information for this entry comes from the following source:

Name: Local Government

Database Number: 2620397

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Bus Stop Shelter, Former Tram Stop

Item

Name of Item: Bus Stop Shelter, Former Tram Stop

Type of Item: Built

Group/Collection: Transport - Land

Category: Bus Shelter/Stop

Primary Address: New South Head Road, Opposite Intersection With Serpentine Parade, Vaucluse, NSW 2029

Local Govt. Area: Woollahra

Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number

All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
New South Head Road, Opposite Intersection With Serpentine Parade	Vaucluse	Woollahra			Primary

Statement of Significance

These structures have historic and social significance as part of the original tram line from the city to Watson's Bay, and are now used as bus shelters. The shelters have aesthetic significance as they are constructed in a Federation style using typical timber detailing and materials from this period.

Note: There are incomplete details for a number of items listed in NSW. The Heritage Office intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Designer: Bus stop

Builder: Unknown

Construction Years: 1880 - 1909

Physical Description: A rectangular bus shelter located at the corner of New South Head Road and Serpentine Parade, the structure which was formerly a tram shed, is constructed of timber framing with a timber framed hip roof clad in asbestos cement diamond pattern tiles with terra cotta ridge and finials which have been painted. The roof has been cut off at the front, and a bench seat is located at the back wall of the shelter. The rear and side walls are clad in weatherboard. Style: Federation External Materials: Timber weatherboards, asbestos cement tiles, terra cotta ridge and finials, timber framing. Internal Materials: Bitumen flooring, pre-cast

concrete and timber seat.

Physical Condition and/or Archaeological Potential: Fair. **Date Condition Updated:** 19 Apr 04

History

Historical Notes: Interest in the development of a tram system began to develop in Woollahra in 1875, and the first section from Oxford Street to Darlinghurst was opened in 1880. The tramway reached Rose Bay Wharf in 1898, Dover Road in 1900, and Watson's Bay Wharf in 1909. The tram service was replaced by busses in 1960. This shelter appears to have been constructed as a tram stop shelter as part of the line to Rose Bay - Watson's Bay , c1880-1909, the structure is now used as a bus stop shelter.

Historic Themes

Australian Theme (abbrev)	New South Wales Theme	Local Theme
3. Economy - Developing local, regional and national economies	Transport - Activities associated with the moving of people and goods from one place to another, and systems for the provision of such movements	The transport network -
3. Economy - Developing local, regional and national economies	Transport - Activities associated with the moving of people and goods from one place to another, and systems for the provision of such movements	trams and buses -

Assessment of Significance

SHR Criteria a) [Historical Significance] Historically representative at a Local level.

SHR Criteria c) [Aesthetic Significance] Aesthetically representative at a Local level.

SHR Criteria d) [Social Significance] Socially representative at a Local level.

SHR Criteria g) [Representitivenes] Socially representative at a Local level. Aesthetically representative at a Local level. Historically representative at a Local level.

Assessment Criteria Items are assessed against the **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended Management

A Heritage Report required prior to any proposals which will adversely impact on either the composition or materials of the shelters. There should be no changes to the form or alterations to the structure other than repains or replacement of materials with like materials.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Woollahra	LEP 1995	10 Mar 95	28	
Heritage study	Woollahra				

Study Details

Title	Year	Number	Author	Inspected by	Guidelines Used
Woollahra Heritage Study 1995	1995	BUS STOP 9	Schwager Brooks	Schwager Brooks	No

References, Internet links & Images

None

Note: Internet links may be to web pages, documents or images.

Data Source

The information for this entry comes from the following source:

Name: Local Government

Database Number: 2710196

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Coastal Sandstone Escarpment

Item

Name of Item: Coastal Sandstone Escarpment

Type of Item: Landscape

Group/Collection: Parks, Gardens and Trees

Category: Other - Parks, Gardens & Trees

Primary Address: Clark Reserve (Diamond Bay) to Rodney Reserve, DOVER HEIGHTS, NSW 2030

Local Govt. Area: Waverley

Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number

All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
Clark Reserve (Diamond Bay) to Rodney Reserve	DOVER HEIGHTS	Waverley	Alexandria	Cumberland	Primary

Statement of Significance

Natural landscape escarpment of considerable scenic value. Part of the character of Sydney's eastern beaches and foreshore. Regional significance.

Date Significance Updated: 07 Feb 00

Note: There are incomplete details for a number of items listed in NSW. The Heritage Office intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Construction Years: 1890 - 1890

Physical Description: Southern escarpment of Sydney's coastline. Great sandstone cliffs up to 80m above sea. Some native vegetation still remains on clifftops in small patches often being overrun by weeds. Otherwise native vegetation completely devoid in this area. Some replanting with local species in recent years is noticeable. The exposed sandstone base-rock geology derives from the Triassic period (20 million years ago). Rosa Gully reserve has natural sandstone rock shelves and some sympathetic native planting (though this could be extended). The overpowering presence of an eleven storey building on the cliff edge is regrettable (see photos L1/4, 5). Bulga Road Reserve (photo L1/6) and Lancaster Road Reserve (photo L1/7, 8) include views of cliffs to north, and remnant Banksia ericifolia and Westringia rosmarinifolia.

Current Use: Reserve

Former Use: Reserve

Historic Themes

Australian Theme (abbrev)	New South Wales Theme	Local Theme
4. Settlement - Building settlements, towns and cities	Towns, suburbs and villages - Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	(none) -

Assessment of Significance

SHR Criteria c) [Aesthetic Significance] This item is of aesthetic and landmark significance

SHR Criteria e) [Research Potential] This item is of scientific significance

Integrity/Intactness: Substantially intact

Assessment Criteria Items are assessed against the **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan			06 Dec 96		
Heritage study					

Study Details

Title	Year	Number	Author	Inspected by	Guidelines Used
Waverley Heritage Study	1990	L2/2001	Perumal Murphy Pty Limited		No

References, Internet links & Images

None

Note: Internet links may be to web pages, documents or images.



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Data Source

The information for this entry comes from the following source:

Name: Local Government

Database Number: 2620400

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Bi-centennial Coastal Cliff Walk

Item

Name of Item: Bi-centennial Coastal Cliff Walk
Type of Item: Landscape
Group/Collection: Landscape - Natural
Category: Coastal environment
Primary Address: Coastal Cliff, Within Christison Park, Macquarie Lightstation, Lighthouse Reserve, Signal Station, Signal Hill Reserve & Gap Park, Vaucluse and Watsons Bay, NSW 2030
Local Govt. Area: Woollahra

Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number

All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
Coastal Cliff, Within Christison Park, Macquarie Lightstation, Lighthouse Reserve, Signal Station, Signal Hill Reserve & Gap Park	Vaucluse and Watsons Bay	Woollahra			Primary
		Woollahra			Alternate

Statement of Significance

The site of this Walk has strong historical links to the earliest days of the European Settlement of Australia, and as such has high social and historic significance. The building remnants such as the bunkers and gun emplacements have high social and historic significance as part of the defence systems initiated in the late nineteenth century and at the beginning of the 2nd. World War. The natural vegetation and rock formations have high social and historical significance as part of the history of European development of the Colony of New South Wales. The Signal Station and the Macquarie Lighthouse have aesthetic significance as part of the historic development of the area.

Note: There are incomplete details for a number of items listed in NSW. The Heritage Office intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Designer: Unknown
Builder: Unknown
Construction Years: 1992 -
Physical Description: The Bi-Centennial Coastal Cliff Walk is located along the cliff face

overlooking the ocean between Watson's Bay and Vaucluse. The walk consists of a pathway that meanders along the top of the cliff from Gap Park to Christison Park, and features old WW2 concrete gun emplacements and bunkers as well as the stone Signal Station designed by Mortimer Lewis and built by convict labour about 1840, and the Macquarie Lighthouse designed and constructed by Francis Greenway and located towards the southern end of the walk. A bronze plaque dated 1992 commemorating the opening of the "Bicentennial Coastal Cliff Walk" is set on a rock overlooking the ocean. Elements in the walk include a timber fence along the cliff edge and steel frame and timber benches, a bitumen path with hardwood edges, and viewing platforms with sandstone paving. The Walk is part of the proposed 20km. walking trail from South Head to Bumbora Point at La Perouse. Style: N/A External Materials: Natural vegitation and rock formations, steel and timber benches, bitumen paths and concrete WW2 relics, timber fencing.

Physical Condition and/or Archaeological Potential: Good condition and maintenance. **Date Condition Updated:** 02 Apr 04

History

Historical Notes: The Bi-Centennial Coastal Cliff Walk is located at the top of the cliff overlooking the ocean between Watson's Bay and Vaucluse. 'The earliest known European use of the site was made by a small detachment of men maintaining a lookout on the heights above Watson's Bay. A flagstaff had been constructed in January 1790 in order to signal the settlement at Sydney Cove of the approach of shipping... Between July and August 1790 a column 30 feet high was constructed in brick and stone adjacent to the flagstaff... The column was to function as a beacon for ships approaching Port Jackson since there was no other indication hat this was the location of the settlement. A guardhouse was erected in 1801, and soon after Governor Macquarie took office in 1810 he ordered the mounting of signal guns. "The next major work to take place in the region was the construction of Macquarie Lightstation... completed in 1818' and Macquarie appointed the local landholder, Robert Watson, as lignthouse superintendent. A quarry located at the south eastern corner of the existing lightstation compound can be dated to the 1816-1818 period. 'In 1838 a Signal Station was constructed between the signal station and the lighthouse.' The remnants of two gun emplacements, one dating from 1893 and the second dating from 1938. A concrete bunker dating from the World War 2 period is still in place.

Historic Themes

Australian Theme (abbrev)	New South Wales Theme	Local Theme
8. Culture - Developing cultural institutions and ways of life	Leisure - Activities associated with recreation and relaxation	Leisure -
8. Culture - Developing cultural institutions and ways of life	Social institutions - Activities and organisational arrangements for the provision of social activities	Cultural and social life -

Assessment of Significance

SHR Criteria a) [Historical Significance] Historically Rare at a State level. Historically representative at a Local level.

SHR Criteria c) [Aesthetic Significance] Aesthetically rare at a State level. Aesthetically representative at a Local level.

SHR Criteria d) [Social Significance] Socially rare at a State level. Socially representative at a Local level.

SHR Criteria f) [Rarity]	Historically Rare at a State level. Aesthetically rare at a State level. Socially rare at a State level.
SHR Criteria g) [Representitivenes]	Socially representative at a Local level. Aesthetically representative at a Local level. Historically representative at a Local level.
Assessment Criteria	Items are assessed against the **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended Management

It is strongly recommended that there be no alterations or modifications to the equipment, relics, natural vegitation and rock formations, or structures included in the area of the Bi-Centennial Coastal Cliff Walk. Maintenance should be restricted to replacing safety fencing and making safe any items included in this area.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Woollahra	LEP 1995	10 Mar 95	28	
Within a conservation area on an LEP	Watsons Bay HCA	LEP 1995 am 5	22 Jan 99	10	
Heritage study					

Study Details

Title	Year	Number	Author	Inspected by	Guidelines Used
Woollahra Heritage Study 1995	1995	COASTWALK	Schwager Brooks	Schwager Brooks	No

References, Internet links & Images

Type	Author	Year	Title	Internet Links
Written	Doak,Frank	1988	"Australian Defence Heritage"	
Written	Koettig. M and Wilson, G.C.	1988	"Archaeological Report Coastal Cliff Walk", South Head,	

Note: Internet links may be to web pages, documents or images.



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Data Source

The information for this entry comes from the following source:

Name: Local Government

Database Number: 2710205

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Macquarie Lighthouse Site

Note: There are incomplete details for a number of items listed in NSW. The Heritage Office intends to develop or upgrade statements of significance and other information for these items as resources become available.

Item

Name of Item: Macquarie Lighthouse Site
Type of Item: Built
Primary Address: Old South Head Road, Watsons Bay, NSW 2030
Local Govt. Area: Woollahra

Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	1	-	DP	801240
LOT	4	-	DP	801240
LOT	5	-	DP	801240
LOT	6	-	DP	801240
LOT	1	-	DP	811578
LOT	2	-	DP	811578

All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
Old South Head Road	Watsons Bay	Woollahra	Alexandria	Cumberland	Primary

Description

Modifications and Dates: c1884 new lighthouse built to replace original 1816 lighthouse
Current Use: lighthouse
Former Use: lighthouse

Historic Themes

Australian Theme (abbrev)	New South Wales Theme	Local Theme
3. Economy - Developing local, regional and national economies	Transport - Activities associated with the moving of people and goods from one place to another, and systems for the provision of such movements	Maintaining maritime transport routes -
3. Economy - Developing local, regional and national	Transport - Activities associated with the moving of people and goods from one place to another, and systems for the provision of such movements	Building and maintaining public light houses and

economies		stations -
8. Culture - Developing cultural institutions and ways of life	Creative endeavour - Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Designing in an exemplary architectural style -
9. Phases of Life - Marking the phases of life	Persons - Activities of, and associations with, identifiable individuals, families and communal groups	Associations with James Barnet, architect -

Assessment Criteria Items are assessed against the **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Procedures /Exemptions

Section of Act	Description	Title	Comments	Action Date
57(2)	Exemption to allow work	Heritage Act	See File For Schedule Order Under Section 57(2) to exempt the following activities from Section 57(1): * Garden maintenance including cultivation, pruning and tree surgery but not including extensive lopping, weed control and the repair and maintenance of existing fences, gates and garden walls; * Changes of use; * Subdivision; * Maintenance and repair of existing water storage facilities and reticulation; * Maintenance and repairs to existing access roads; * Tree lopping and vegetation clearance associated with the maintenance of existing overhead power lines by the Woollahra County Council; * Building maintenance, including painting, where it is in accordance with the Conservation Plan.	Aug 11 1989
57(2)	Exemption to allow work	Standard Exemptions	SCHEDULE OF STANDARD EXEMPTIONS HERITAGE ACT, 1977 Order Under Section 57(2) of the Heritage Act, 1977 I, the Minister for Planning, pursuant to section 57(2) of the Heritage Act 1977, on the recommendation of the Heritage Council of New South Wales, do by this Order: 1. revoke the Schedule of Exemptions to subsection 57(1) of the Heritage Act made under subsection 57 (2) and published in the Government Gazette on 7 March 2003, 18 June 2004 and 8 July 2005; and 2. grant standard exemptions from section 57(1) of the Heritage Act 1977, described in the Schedule below. FRANK SARTOR Minister for Planning Sydney, 25 March 2006 To view the schedule click on the Standard Exemptions for Works Requiring Heritage Council Approval link below.	Mar 25 2006

Standard Exemptions for Works Requiring Heritage Council Approval

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage Act - State Heritage Register		00677	02 Apr 99	27	1546
Heritage Act - Permanent Conservation Order - former		00677	11 Aug 89	088	5529
Local Environmental Plan			10 Mar 95		
Register of the National Estate			21 Oct 80		

References, Internet links & Images

Type	Author	Year	Title	Internet Links
Tourism		2007	Macquarie Lighthouse Site	**Click here**
Tourism	Attraction Homepage	2007	Macquarie Lighthouse Site	**Click here**
Written				

Note: Internet links may be to web pages, documents or images.

PLAN
UNDER THE
HERITAGE ACT.
1977

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Data Source

The information for this entry comes from the following source:

Name: Heritage Office
Database Number: 5045203
File Number: S90/04214 & HC 89 1152,

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Macquarie Lighthouse - Full Lep Listing - Description In Further Comments

Note: There are incomplete details for a number of items listed in NSW. The Heritage Office intends to develop or upgrade statements of significance and other information for these items as resources become available.

Item

Name of Item: Macquarie Lighthouse - Full Lep Listing - Description In Further Comments

Primary Address: Old South Head Road, Vaucluse, NSW 2030

Local Govt. Area: Woollahra

Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number

All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
Old South Head Road	Vaucluse	Woollahra	Alexandria	Cumberland	Primary
5 Old South Head Road	Vaucluse	Woollahra			Alternate
Old South Head Road	Watsons Bay	Woollahra			Alternate

Description

Further Information: Full LEP description - Macquarie Lightstation buildings and grounds being - Macquarie Lighthouse, assistant Keeper's quarters, the stables, head Keeper's quarters, stone retaining wall east of Lighthouse, gate posts, gas tank, four water tanks, remnant semi-circular entry drive, central open grassed lawns, remnant sandstone walls on the southern walls on the southern boundary, vegetation and grounds to the west of Keeper's quarters, the grounds to the east of the stone retaining wall, including the quarry. CMP by Clive Lucas Stapleton and Partners2003

Current Use: Lighthouse

Former Use: Lighthouse

Assessment Criteria Items are assessed against the State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page

Local Environmental Plan	Woollahra	LEP 1995	10 Mar 95	28	1354
Heritage study					

References, Internet links & Images

Type	Author	Year	Title	Internet Links
Management Plan	Clive Lucas Stapleton & Partners Pty Ltd	2001	Macquarie Lightstation Old South Head Road Vaucluse Revised CMP.	
Written	CMP		Old South Head Road Vaucluse Revised	

Note: Internet links may be to web pages, documents or images.

Data Source

The information for this entry comes from the following source:

Name: Local Government

Database Number: 2711312

File Number: S90/04214 & HC 89 1152

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Australian Heritage Database

Place Details

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Send Feedback

Macquarie Lighthouse, Old South Head Rd, Vaucluse, NSW, Australia

Photographs:



List: Register of the National Estate
Class: Historic
Legal Status: Registered (21/10/1980)
Place ID: 2521
Place File No: 1/12/041/0039

Statement of Significance:

The Macquarie Lightstation, built in 1883, is significant as the site of the first lighthouse to be built in Australia and represents the longest continuously operating site of a navigational beacon in Australia (Criterion B.2). The Lightstation is significant for providing a rare example of the historical association with the colonial Governor Lachlan Macquarie and with colonial Architects Francis Greenway and James Barnet (Criterion H.1). The Lightstation is significant for its outstanding landscape value, located on a dominant and dramatic portion at the entry to Sydney Harbour. The nineteenth century buildings possess a visual unity in their harmony form, scale, materials and textures (Criteria E.1 and F.1). The Lightstation is significant for illustrating the difficulties of construction in the early period of European settlement, including the isolation of the site and of the colony and the necessity to quarry materials on site (Criterion A.4). The Lightstation is significant for providing material evidence of the changing living and working conditions of the lighthouse keepers and their families, who constitute an early maritime community. (Criterion A.4).

Official Values: Not Available

Description:

Situated on Sydney harbour's southern headland, Macquarie Lighthouse is a prominent regional landmark. An icon of National significance, the tower is representative of the vital link and dependence of Australia with the sea. The property is located 18km from the central business district of Sydney, situated wholly within the Municipality of Woollahra in the suburb of Vaucluse. The Lightstation precinct covers an area of approximately 2.2ha. Over 170 years of settlement are represented on the site, including remnants of the colonial 1816 lighthouse, retaining wall and various archaeological sites. There are four primary structures, predominantly of Victorian vintage. These include the lighthouse, the head lighthouse keepers quarters and the duplex of the assistant keepers quarters, all substantially constructed in the 1880s. A townhouse complex occupies a south-eastern part of the property. This is the largest of the residential buildings, (consisting of four

dwellings) and was constructed in stages from 1969-72. Macquarie Lighthouse was the first to be erected in Australia. The building of the signal station and lighthouse, which was to be known as Macquarie Tower, commenced in 1816 and was completed on 16 March 1818. It was officially designed and supervised by Captain John Gill, Acting Principal Engineer of the Government and Francis Howard Greenway as architect. However, the sandstone walls soon began to crumble away and within fifty years the tower had to be strapped with iron bands. In 1881 the building of a new lighthouse 12ft (3.6m) away from the original lighthouse commenced. The light in the present tower was first exhibited on 1 June 1883. The colonial architect James Barnet designed the new tower based on the design of Greenway's tower. The lantern was slightly larger and the internal arrangements were quite different. The power for the new light was generated by two dynamos driven by two coal gas engines. The light proved far too costly and in 1912 was replaced by an incandescent kerosene gas apparatus. In January 1933, the light was again converted to electricity and the candle power, which in 1912 had been reduced to 100,000, was increased to 1,140,000 with the visibility being 25 miles (40km). The focal plane of the light is 344ft (105m) above high water and the lighthouse is 85ft (26m) high. The lighthouse is situated immediately landward of the original lighthouse. The tower is 61ft (20m) high from ground to floor of lantern, divided into four storeys. All floors and staircases are of iron. It is circular in plan, 11.5ft (3.5m) diameter on the inside, built of sandstone, dressed both sides, designed to resemble as closely as possible the old lighthouse. The base of the tower, externally is 23.5ft (7.17m) square, to a height of 17ft (5.2m), above which it is circular. The walls are 4ft thick at the bottom, tapering to 3ft (0.9m) thick at the top. It has a bluestone gallery around the lantern, with gun metal railing. Engine room, oil stores and workrooms are provided in two, one storey wings, one on either side of the tower and attached to same, the wings being each about 24ft (3.6m) square, surmounted by domes constructed of woodwork and covered with lead.

History: Not Available

Condition and Integrity:

The lighthouse is in original condition, the structure being the subject of continuous maintenance since 1883.

Location:

Part of Macquarie Lighthouse group. Old South Head Road, Vaucluse.

Bibliography:

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Cox, Tanner Pty Ltd. (1979). A Study of Four New South Wales Lighthouses. For Department of Housing and Construction, Sydney.

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Nash, D.,(1979). A Report of Historical Classifications of Lightstations. Department of Transport, Australia.

Reid, G.,(1988). From Dusk Till Dawn - A History of Australian

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Stephenson, P.R. The History and Description of Sydney Harbour. NSW Govt. Architect.

Report Produced: Tue Nov 27 09:31:02 2007

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Level 5, 141 Walker Street
Locked Bag 6503
North Sydney NSW 2060
Australia
Tel: +61 2 8907 9000
Fax: +61 2 8907 9001
www.hyderconsulting.com

4 May 2012

John Worgan
Thinc Projects
Level 3, 8 Spring Street
Sydney NSW 2000

Our Ref: AA004642

Re: Markmoran Seniors Housing Development: Façade Reflectivity

Dear John,

In accordance with your recent enquiry, we understand that you require our advice regarding the potential for light reflectivity from the glass facade of the development, in particular towards the cemetery located to the South East of the development.

We have reviewed the glass specified by Cundall's for the development which we understand has been selected to comply with Section J of the BCA (Green tinted double glazed low e: U-value 1.67W/m²K; shading coefficient 0.23) and confirm that the light reflectivity from this glass and other building materials used on the facade for this development will not exceed the typical 20% maximum required by most local councils.

In fact, if even lower levels of reflectivity were desirous, then green tinted glass meeting Cundall's specification is readily available around 15% light reflectivity and potentially in the 10-15% range, which is at the low end from a reflectivity perspective of what is available in the building market today.

The façade will also incorporate a limited amount of metal cladding components, all of which can be finished with appropriately selected colours to minimise reflectivity and blend in with the overall building and landscaping scheme.

Glass colour and building geometry / orientation are also important aspects of how a new development fits into the surrounding environment. In conjunction with using low reflectivity glass, the architect's choice of a green tint for the glass, combined with a façade surface that is undulated should allow for a natural blend with the landscaping scheme.

In fact, low reflective green glass on a curving / meandering façade surface is likely the best design scheme for a glass façade to serve as an unobtrusive backdrop to the trees and other landscape elements on the site and within the surrounding precinct.

The orientation of the Old South Head Facade is such that what little light reflection there will be will only be directed into the cemetery for a few hours each morning. The curved nature of the facade means that that light reflection will not appear a “wall of reflected light” from the building, but will instead be broken down into smaller fragments of reflected light.

If we can be of any further assistance in these matters then please don’t hesitate to contact us.

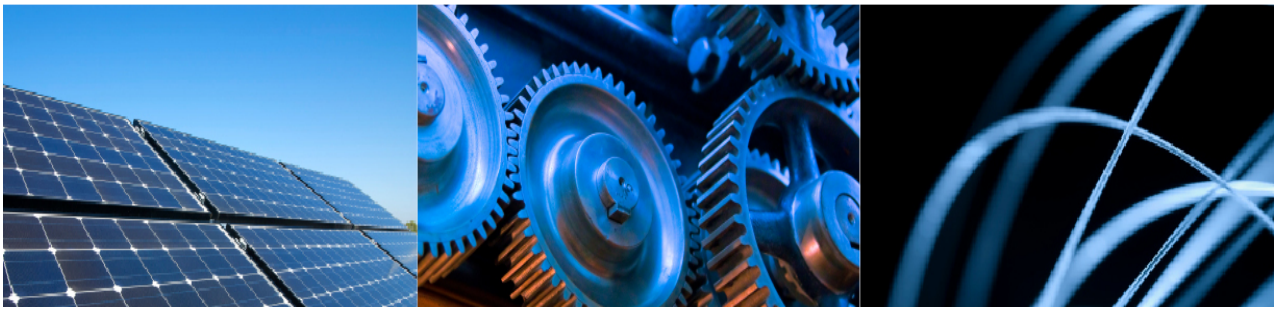
Regards,



Hugh Keithly
Director - Facade Engineering
+61 (0)2 8907 9156

Cc Ruth Kealy – Marchese Partners
Gary Shiels – GSA Planning
Steve Zappia – Marchese Partners

MARKMORAN
AT VAUCLUSE.



Authorities Services Report

Revision 1

Document Control Sheet

Title	Authorities Services Report
Project	Markmoran at Vaucluse
Description	Seniors Housing
Key Contact	
Document Description	

Prepared By

Company	JHA Consulting Engineers
Address	Level 3 , 149 Arthur St , North Sydney
Phone	61-2-9437 1000
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Website	www.jhaservices.com
Author	David Lund
Checked	
Authorised	RossThompson

Revision History

Issued To	Revision and Date								
	Rev.1	29 May 2012							

Client Status

Client Representative	
Date	
Signature	
Approved	☐
Amended as Noted	☐

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1 Executive Summary

Report JHA consulting Engineers on behalf of Thinc Projects have been commissioned to carry out the services design for the proposed redevelopment of No 2 Laguna St Vaucluse.

The Proposal involves the demolition of the existing buildings and erection of a new Seniors Housing development in 2 (two) building blocks located on the above site.

It is the intent of this document to confirm the existence of authorities services for the proposed development and there suitability for connection.

2 Authorities Infrastructure

2.1 WATERMAINS

A Section 73 Feasibility Application has been submitted and received outlining the proposed connection.

A Section 73 application will be required to reconfirm requirements for the redevelopment to confirm all connection details upon receipt of the DA.

There is an authority Ø150mm cast iron cement lined water main located on the southern side of Old South Head Rd. The watermain is located approx six (6) Metres north from the southern boundary of the road. Refer to Appendix A for details and an approximate location of the main. Additionally, there is a 100mm watermain on the western side of Laguna St.

There is currently no onsite fire hydrant system; however a fire hydrant system will be required for the proposed redevelopment. The existing Sydney Water infrastructure is adequate for this proposed fire hydrant system connection.

A Sydney Water pressure Inquiry has been lodged and received. The results of the pressure inquiry indicate that a hydrant pump will be required to comply with the relevant standards.

2.2 SEWER MAINS

A Section 73 Feasibility Application has been submitted and received outlining the proposed connection.

A Section 73 application will be required to reconfirm requirements for the redevelopment to confirm all connection details upon receipt of the DA.

There is an authority's 225mm sewer main located adjacent to the property in Laguna St.

The site will require a new 225mm (min size) sewer main to be extended to the site.

Refer to Appendix A for details and an assumed location of the main.

2.3 GAS

Jemena have confirmed that there is gas currently available to the project within Laguna St.

An authorities natural gas main is required to be extended into the property along Old South Head Rd to the site. The authorities' gas main shall terminate directly in front of the property.

Refer to Appendix A for details and an approximate location of the main.

Jemena has confirmed that they can supply the gas demand we have estimated required for the development. Following DA we will reconfirm the gas demand required for the development to Jemena and seek their reconfirmation that they can meet that demand.

2.4 Council Stormwater Mains

There is an existing council stormwater system present along the lower south western corner of Old south Head Rd. Refer to Appendix A for details on stormwater main locations. The existing system within Old south Head Rd and Laguna St starts with a kerb inlet pit located in close vicinity to the proposed redevelopment. It is proposed to extend councils stormwater system from the south western corner or Laguna St to the redeveloped site as shown on the attached sketch in appendix A.

3 Electrical Services

3.1 Electrical Supply Systems

The development will require two Padmount substations to cater for the proposed load and probable Network load required by Ausgrid. A Padmount is currently located on Laguna St frontage on the Public land. This substation provides network supply to the surrounding premises. It is currently proposed to have the Padmount removed subject to Ausgrid approval and acceptance of the proposal.

An application for supply has been lodged with Ausgrid and acknowledgment of receipt provided by Ausgrid. Ausgrid are yet to issue the requirements of the Design Information Package (DIP).

3.2 Voice / Communication & Internet Systems

An application for development has been submitted with the National Broadband Company NBNco.

Registered acknowledgement is attached and registered number is –

Your NBN Co reference is: AYCA-KD1T5

About the NBN from their website :-
The National Broadband Network (NBN) is Australia's first national wholesale-only, open access communications network that is being built to bring high speed broadband and telephone services within the reach of all Australian premises. The NBN will utilise three technologies; fibre, fixed wireless and satellite, expected to make possible improved ways for you to connect with one another. Within the next decade, the plan is for every home, school and workplace in the country to have access to the NBN.

4 Appendices

Appendix A ..... **Services Drawings.**

Appendix B ..... **Authorities Correspondence.**

Appendix C ..... **Email Acknowledgement From Ausgrid.**

Appendix D ..... **Application to the NBN.**

Appendix E..... **Dial Before You Dig Information.**

Appendix A - Services Drawings

0 5 10 20 40MM

SCALE FOR PRINTING PURPOSE ONLY

74.600

74.000

EXISTING SUBSTATION

ex GAS

RL 72.590

EX 100Ø SYDNEY WATER WATERMAIN

EX STORMWATER KIP

APPROX IL 70.000

BT

EX 225Ø SYDNEY WATER SEWER

NEW 225Ø SYDNEY WATER SEWER EXTENSION

GPT

PV

RL 71.00 ?

DOMESTIC WATER METER & RPZD ASSEMBLY

SIP

NEW STORMWATER KIP

RL 70.870

NEW STORMWATER EXTENSION COONECT S TO EX SW MAIN

0 5 10 20 50

EXISTING 150Ø WATER MAIN

ex GAS

RL 75.000

TELSTRA / NBN LEADIN DUCTS 2 x 100mm

FH & SPK BOOSTER ASSEMBLY'S

EX 150Ø WATER MAIN

ex GAS

AUSGRID NEW PADMOUNT TRANSFORMERS.

100x150 GMS

PRELIMINARY

REV	DATE	DESCRIPTION	VER	REV	DATE	DESCRIPTION	VER
P1	08.02.12	PRELIMINARY ISSUE	DL				
P2	XX.03.12	PRELIMINARY ISSUE	DL				
P3	28.03.12	PRELIMINARY ISSUE	DL				

All dimensions to be verified on site/s prior to commencment of on-site work and/ or off-site prefabrication. Figured dimension to be taken in preference to scaled dimensions. This drawing is copyright and remains the property of JHA Consulting Engineers. Reproduction in whole or part of these drawings without written consent constitutes an infringment of copyright.

CLIENT

ARCHITECT

CONSULTANTS

JHA Consulting Engineers
Address Level 3, 146 Arthur Street, North Sydney, NSW 2060
PO Box 3, North Sydney, NSW 2059
Ph 02 9437 1000 **Fax** 02 9437 1020 **Email** general@jhaengineers.com.au
www.jhaservices.com

PROJECT

VAUCLUSE AGED CARE FACILITY
OLD SOUTH HEAD ROAD
VAUCLUSE

TITLE

EXRENAL AUTHORITIES SITE SERVICES

COMBINED SITE SERVICES

DRAWN	CHECKED	APPROVED	CREATED
KSJ	DL	DL	JAN 11

JOB No.	DRAWING No.	SCALE	REV
12008	H-01	1:250 @ A1 OR AS NOTED	P3

PLOT DATE 01.06.12

Appendix B - Authorities Correspondence

Natural Gas. The Natural Choice.

Jemena Gas Networks (NSW) Ltd
ABN 87 003 004 322

Level 20, 111 Pacific Hwy
North Sydney, NSW 2060

PO Box 1220
North Sydney NSW 2059

Telephone: (02) 9455 1690
Facsimile: (02) 9455 1673

24 February, 2012

JHA Consulting Engineers

Attention: David Lund

Commercial Connection
Natural Gas Connection Offer

We have received the request from JHA Consulting Engineers (the "**Company**") for natural gas to be connected to the supply address ("**Supply Address**") detailed in the attached Offer Acceptance Sheet. Jemena Gas Networks (NSW) Ltd ("**Jemena**") has reviewed the request and is pleased to offer to the Company a natural gas connection to the Supply Address in return for the Fee set out in the attached Offer Acceptance Sheet, on the terms and conditions specified in this letter.

This offer is made:
(a) in respect of the Supply Address's specified in the order forms provided by the company; and
(b) on the basis of any site plans and information are provided by the Company ("**Site Information**"), more particularly described in the order form provided by the company.

Terms and Conditions

Acceptance by the company of connection offers will be deemed as confirmation for Jemena to proceed and will generate a payment of the Request for Service Fee and any Connection Contribution required. Subject to these terms and conditions, Jemena will connect the Supply Address with natural gas in accordance with the Scope of Works.
In the absence of an agreement between the Company and a particular gas retailer, Jemena will nominate a gas retailer to be responsible for each supply address created. However, the nomination of the gas retailer does not in any way create any binding obligation that restricts the Company's or the client's choice of gas retailer, should the Company or the occupant ultimately decide to proceed with a different retailer than the gas retailer which we nominate.
Until an energy contract is signed the meter will be left **disconnected at the meter**. The nominated retailer will need to make contact with your client in order to set up an account and allow gas to flow through the meter. If an energy contract is signed before Jemena installs the gas service & meter, the retailer will notify Jemena and the meter will not be left disconnected.

Approval of affected parties

"The Company is responsible for obtaining the written approval from all affected parties for Jemena to connect each Supply Address. This approval must include the owner of the Supply Address ("**Client**") consenting to their personal information and contact details being provided to another party (such as a gas retailer or a network owner for the purpose of connecting gas to the Property), in order to satisfy applicable legislation and regulation, including the Privacy Act 1988 (Cwth). For example, the gas retailer may contact your Client directly to arrange a supply agreement. The Company must also ensure that the Client is aware of the matters identified in National Privacy Principle 1.3 when it collects the personal information.

The Company releases and indemnifies Jemena against any claim or proceeding that is made, threatened or commenced against Jemena, and any cost, liability, loss, damage or expense

(including legal and other professional costs on a full indemnity basis) that Jemena incurs or suffers, as a direct or indirect result of the Company's failure to comply with the Privacy Act 1988 (Cwth)."

Site Information

The Company acknowledges and agrees that Jemena will rely on the accuracy of the Site Information as provided by the Company in the Offer Acceptance Form when connecting the Supply Address to natural gas. If the Site Information is inaccurate or the Company requests a change to the Site Information or a variation to the natural gas connection, Jemena reserves the right to withdraw or amend this Offer. If Jemena incurs any additional expenses as a consequence of the Site Information being inaccurate, a tax invoice in respect of those expenses will be provided to the Company, and the Company agrees to reimburse Jemena for those additional expenses within 14 days of the date of the invoice.

Fees and Payment Terms

The following sets out the fees payable by the Company for connection of natural gas to a Supply Address. In the absence of any other agreement, Jemena must receive payment prior to the gas work commencing. Payment can be made via Credit Card, EFT or Cheque. All amounts are inclusive of GST unless otherwise stated, all cheque's should be made payable to Jemena Gas Networks (NSW) Ltd.

Standard connection - Request For Service Fee: $550.00

Non- standard connection - Connection Contribution: $TBA

Timing of Connection Work

Jemena will endeavor to commence and complete the natural gas connection to the Supply Address in accordance with the requested connection dates. The Company acknowledges that these dates are request dates only and agrees that Jemena shall not be liable to the Company, whether in contract, tort or otherwise, for not commencing or completing the natural gas connection in accordance with these dates.

Site Suitability

The Company must ensure that the Supply Address is suitable for Jemena to commence and carry out work on the gas connection within 3 months from the date of this letter.

Ownership of Site

Jemena understands that the Company is either owner of, or has development rights in respect of, the land at the Supply Address during the term of this agreement.

Ownership of On Site Materials

The Company acknowledges and agrees that Jemena will own the natural gas metering and pressure control devices located at the Supply Address.

Compliance Certification

Jemena requires one certificate of compliance for each new gas installation and the gas installation must be completed under the supervision of one Licensed Gasfitter at the same time.

Jemena reserves the right to revise any offers if connection to the Supply Address does not occur within three months of acceptance (in which case a revised offer will be provided to you).

Natural Gas. *The Natural Choice.*

Jemena Gas Networks (NSW) Ltd
ABN 87 003 004 322

Level 20, 111 Pacific Hwy
North Sydney, NSW 2060

PO Box 1220
North Sydney NSW 2059

Telephone: (02) 9455 1690
Facsimile: (02) 9455 1673

Commercial Acceptance Form (v2.4)
Reference: 992820

Supply Address: **2 Laguna Street, Vaucluse, 2030, NSW**

Scope of Works: **Connection to a path valve in Laguna Street, which requires traffic control. Once we have been advised that the path valve has been installed we will allocate the job to the contractor. This will take a minimum 6 weeks once the contractor has the job in hand.**
SERV DIA:50MM/SYS PRES:210KPA MAX METER/PRES:5KPA/SUPPLY@LAGUNA ST

Jemena will also supply all necessary metering equipment. The meter type to be supplied in this case is **M300 - AL5000**.

Fees and Payment Terms

The following sets out the fees payable by the Company in connection with the connection of natural gas at the Supply Address. Jemena must receive payment prior to the gas work commencing.

Request For Service Fee:	$ 550
Non-Standard Site Charges:	$ 0
Mains Extension Contribution:	$ 0
Total:	$ 550 (GST Inclusive)

Offer Valid To: 19/05/2012

Acceptance

In signing this agreement you accept the terms & conditions as described on pages 1 & 2.

Name:_____ Signature:_____ Date: _____

Position: _____ Phone: _____

Client / Owner Contact Details

Name:_____ Mobile:_____ Phone: _____
(Required to establish a gas account and ensure ease of connection)

Plumber / Gasfitter Contact Details

Name:_____ Licence #:_____ Mobile: _____

Method of payment

Please indicate your preferred option for paying the total connection fee **$ 550** (Inc GST)

☐ Credit Card ☐ Cheque attached ☐ EFT (please attached remittance)

Credit Card Authority ☐ Visa Card ☐ Mastercard

Card No: ☐☐☐☐ ☐☐☐☐ ☐☐☐☐ ☐☐☐☐

Expiry: ☐☐☐☐ Contact Number:_____

Cardholders Name:_____ Signature: _____

EFT Detail
Reference **992820**
Account Title: Jemena
BSB: 032 099
Account No: 376 986

Please return this acceptance along with a payment for the above amount to: New Connections Department, Jemena Gas Networks (NSW) Ltd, PO Box 1220, North Sydney NSW 2059. **Fax: 02 9455 1673**

Sydney
WATER

Case Number: **127442**

6 March 2012

MORAN HEALTH CARE GROUP PTY LTD
c/- BILLBERGIA PTY LTD

FEASIBILITY LETTER

Developer:	**MORAN HEALTH CARE GROUP PTY LTD**
Your reference:	**3730**
Development:	**Lot 1554 DP820600 & Lot 1 DP514277, Old South Head Rd, Vaucluse**
Development Description:	**Demolition of existing buildings and construction of resort style high quality aged care facility with capacity of 200 to 250 beds. The buildings will range in height from 3 to 5 storeys.**
Your application date:	**8 February 2012**

Dear Applicant

This Feasibility Letter (Letter) is a guide only. It provides general information about what Sydney Water's requirements could be if you applied to us for a Section 73 Certificate (Certificate) for your proposed development. **The information is accurate at today's date only.**

If you obtain development consent for that development from your consent authority (this is usually your local Council) they will require you to apply to us for a Section 73 Certificate. You will need to submit a new application (and pay another application fee) to us for that Certificate by using your current or another Water Servicing Coordinator (Coordinator).

Sydney Water will then send you either a:

- Notice of Requirements (Notice) and Works Agreement (Agreement); or
- Certificate.

These documents will be the definitive statement of Sydney Water's requirements.

There may be changes in Sydney Water's requirements between the issue dates of this Letter and the Notice or Certificate. The changes may be:

- if you change your proposed development, e.g. the development description or the plan/ site layout, after today, the requirements in this Letter could change when you submit your new application; and

- if you decide to do your development in stages then you must submit a new application (and pay another application fee) for each stage.

No warranties or assurances can be given about the suitability of this document or any of its provisions for any specific transaction. It does not constitute an approval from Sydney Water and to the extent that it is able, Sydney Water limits its liability to the reissue of this Letter or the return of your application fee. You should rely on your own independent professional advice.

What You Must Do To Get A Section 73 Certificate In The Future.

To get a Section 73 Certificate you must do the following things. You can also find out about this process by visiting www.sydneywater.com.au > Building and Developing > Developing Your Land.

1. **Obtain Development Consent from the consent authority for your development proposal.**

2. **Engage a Water Servicing Coordinator (Coordinator).**

   You must engage your current or another authorised Coordinator to manage the design and construction of works that you must provide, at your cost, to service your development. If you wish to engage another Coordinator (at any point in this process) you must write and tell Sydney Water.

   For a list of authorised Coordinators, either visit www.sydneywater.com.au > Building and Developing > Developing Your Land or call **13 20 92.**

   The Coordinator will be your point of contact with Sydney Water. They can answer most questions that you might have about the process and developer charges and can give you a quote or information about costs for services/works (including Sydney Water costs).

3. **Works Agreements**

   It would appear that your feasibility application is served from existing mains and does not require any works to be constructed at this time. Sydney Water will confirm this with you after you have received Development Approval from Council and your Coordinator has submitted a new Development application and Sydney Water has issued you with a formal Notice of Requirements.

4. **Water and Sewer Works**

   4.1 **Water**

   Your development must have a frontage to a water main that is the right size and can be used for connection.

   Sydney Water has assessed your application and found that:

   The current drinking water system does have sufficient capacity to serve the proposed development.

   - The drinking water main available for connection is the 150 mm main on the Southern side of Old South Head Road.

   4.2 **Sewer**

   Your development must have a sewer main that is the right size and can be used for

connection. That sewer must also have a connection point within your development's boundaries.

Sydney Water has assessed your application and found that:

The existing 225mm VC sewer main located within Lot 1 can serve the proposed development. However **if** this existing point of connection does not provide suitable drainage to the proposed development, then you are required to construct a minor sewer extension of the existing 225mm SGW main located in Laguna St at your own expenses. The WSC to investigate.

5. Ancillary Matters

5.1 Asset adjustments

After Sydney Water issues this Notice (and more detailed designs are available), Sydney Water may require that the water main/sewer main/stormwater located in the footway/your property needs to be adjusted/deviated. If this happens, you will need to do this work as well as the extension we have detailed above at your cost. The work must meet the conditions of this Notice and you will need to complete it **before we can issue the Certificate**. Sydney Water will need to see the completed designs for the work and we will require you to lodge a security. The security will be refunded once the work is completed.

5.2 Entry onto neighbouring property

If you need to enter a neighbouring property, you must have the written permission of the relevant property owners and tenants. You must use Sydney Water's **Permission to Enter** form(s) for this. You can get copies of these forms from your Coordinator or the Sydney Water website. Your Coordinator can also negotiate on your behalf. Please make sure that you address all the items on the form(s) including payment of compensation and whether there are other ways of designing and constructing that could avoid or reduce their impacts. You will be responsible for all costs of mediation involved in resolving any disputes. Please allow enough time for entry issues to be resolved.

OTHER THINGS YOU MAY NEED TO DO

Shown below are other things you need to do that are NOT a requirement for the Certificate. They may well be a requirement of Sydney Water in the future because of the impact of your development on our assets. You must read them before you go any further.

Stamping and approval of your building plans

Please note that your building plans must be stamped and approved. This can be done at a Quick Check agency. For an agency list visit www.sydneywater.com.au > Building and Developing > Quick Check or call 13 20 92.

This is not a requirement of the Certificate but the approval is needed because construction/ building works may impact on existing Sydney Water assets (e.g. water and sewer mains). In any case, these works MUST NOT commence until Sydney Water has granted approval.

Your Coordinator can tell you about the approval process including:

- Possible requirements;
- Costs; and
- Timeframes.

Note: You must obtain our written approval before you do any work on Sydney Water's systems. Sydney Water will take action to have work stopped on the site if you do not have that approval. We will apply Section 44 of the *Sydney Water Act 1994.*

Disused Sewerage Service Sealing

Please do not forget that you must pay to disconnect all disused private sewerage services and seal them at the point of connection to a Sydney Water sewer main. This work must meet Sydney Water's standards in the NSW Code of Practice for Plumbing and Drainage (the Code) and be done by a licensed drainer. The licensed drainer must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

Soffit Requirements

Please be aware that floor levels must be able to meet Sydney Water's soffit requirements for property connection and drainage.

Requirements for Business Customers for Commercial and Industrial Property Developments

If this property is to be developed for Industrial or Commercial operations, it may need to meet the following requirements:

Trade Wastewater Requirements

If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must wait for approval of this permit before any business activities can commence.

The permit application should be emailed to Sydney Water's Business Customer Services at businesscustomers@sydneywater.com.au

It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

A **Boundary Trap** is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if

this is applicable to your development.

Backflow Prevention Requirements

Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable **Backflow Prevention Containment Device** appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on **1300 889 099**.

For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:
http://www.sydneywater.com.au/Plumbing/BackflowPrevention/

Water Efficiency Recommendations

Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, http:// www.waterrating.gov.au/
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to http://www.sydneywater.com.au/Water4Life/InYourBusiness/ RWTCalculator.cfm
- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

Contingency Plan Recommendations

Under Sydney Water's customer contract Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.

Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a **contingency plan** for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at: http:// www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/ or contact Business Customer Services on **1300 985 227** or businesscustomers@sydneywater.com.au

Fire Fighting

Definition of fire fighting systems is the responsibility of the developer and is not part of the Section 73 process. It is recommended that a consultant should advise the developer regarding the fire fighting flow of the development and the ability of Sydney Water's system to provide that flow in an emergency. Sydney Water's Operating Licence directs that Sydney Water's mains are only required to provide domestic supply at a minimum pressure of 15 m head.

A report supplying modelled pressures called the Statement of Available pressure can be purchased through any Quickcheck agent and may be of some assistance when defining the fire fighting system. The Statement of Available pressure, may advise flow limits that relate to system capacity or diameter of the main and pressure limits according to pressure management initiatives. If mains are required for fire fighting purposes, the mains shall be arranged through the water main extension process and not the Section 73 process.

Large Water Service Connection

The existing 150mm CICL water main in Old South Head Rd is available to provide your development with a domestic supply. The size of your development means that you will need a connection larger than the standard domestic 20 mm size.

To get approval for your connection, you will need to lodge an application with a Quick Check Agent. You, or your hydraulic consultant, may need to supply the following:

A plan of the hydraulic layout;
A list of all the fixtures/fittings within the property;
A copy of the fireflow pressure inquiry issued by Sydney Water;
A pump application form (if a pump is required);

All pump details (if a pump is required).

You will have to pay an application fee.

Sydney Water does not consider whether a water main is adequate for fire fighting purposes for your development. We cannot guarantee that this water supply will meet your Council's fire fighting requirements. The Council and your hydraulic consultant can help.

Disused Water Service Sealing

You must pay to disconnect all disused private water services and seal them at the point of connection to a Sydney Water water main. This work must meet Sydney Water's standards in the NSW Code of Practice for Plumbing and Drainage (the Code) and be done by a licensed plumber. The licensed plumber must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

Other fees and requirements

The requirements in this Notice relate to your Certificate application only. Sydney Water may be involved with other aspects of your development and there may be other fees or requirements. These include:

- plumbing and drainage inspection costs;
- the installation of backflow prevention devices;
- trade waste requirements;
- large water connections and
- council fire fighting requirements. (It will help you to know what the fire fighting requirements are for your development as soon as possible. Your hydraulic consultant can help you here.)

No warranties or assurances can be given about the suitability of this document or any of its provisions for any specific transaction. It does not constitute an approval from Sydney Water and to the extent that it is able, Sydney Water limits its liability to the reissue of this Letter or the return of your application fee. You should rely on your own independent professional advice.

END

Appendix C - Email Acknowledgement From Ausgrid

Ross Thompson

From: Lila Ayu [LAyu@ausgrid.com.au] on behalf of DataNorth [datanorth@ausgrid.com.au]
Sent: Friday, 27 April 2012 10:24 AM
To: Ross Thompson
Subject: Referred to Ausgrid Contestability Planning Section

Dear Sir or Madam,

Address Details: HL / 2 LAGUNA ST VAUCLUSE 2030 NSW

We have received your "Application for Connection" relating to the abovementioned address and have forwarded the application to our Contestability Section for consideration and approval. If you have any questions regarding approval, the Contestability Section may be contacted on –

Phone: (02) 9585 5809 (Sydney South and Sydney East)
(02) 8569 6727 (Sydney North)
(02) 4399 8167 (Central Coast, alternate contact for Sydney South and Sydney East)
(02) 4910 1467 (Newcastle and Lower Hunter)
(02) 6542 3202 (Upper Hunter)

Please allow at least 10 working days for the application to be initially processed within the Contestability Section.

Thank You

Installation Data - Central Coast
Phone: 02-43998000
Fax: 02-43998007 or 1300 662 089
Email: ea.datanorth@ausgrid.com.au
http://www.ausgrid.com.au/Common/Our-network/Standards-and-Guidelines/Electrical-supply-standards.aspxThis e-mail may contain confidential or privileged information.
If you have received it in error, please notify the sender immediately via return e-mail and then delete the original e-mail.
If you are the intended recipient, please note the change of sender email address to @ausgrid.com.au.
Ausgrid has collected your business contact details for dealing with you in your business capacity. More information about how we handle your personal information, including your right of access is contained at http://www.ausgrid.com.au/

Appendix D - Application to the NBN

NBNCo Limited

New Development Application

Contacting NBN Co
Phone:
1800 881 816
URL:
www.nbnco.com.au/NewDevelopments
Email:
DeveloperLiaison@nbnco.com.au
(Please quote your NBN Co reference)

NBN Co Reference: AYCA-KD1T5

Your Internal Reference: 2012008

Developer

ABN:	34133785410
Registered entity name:	The Trustee for Norwent 3 Unit Trust
Trading name:	Markmoran at Vaucluse

Developer contact

Name:	Mark Moran
Email:	jworgan@thincprojects.com
Office phone:	+61 2 81976310
Postal address:	7-11 Brodie Avenue, Little Bay, 2036, NSW

Authorised developer consultant

Name:	Ross Thompson
Email:	ross.thompson@jhaengineers.com.au
Role:	Engineer
Office phone:	+61 2 94371000
Mobile phone:	+61 4 03335661
Postal address:	Level 3, 146 Arthur Street, North Sydney, 2060, NSW

Development details

Development name:	Markmoran at Vaucluse
Local government authority:	Woollahra Municipal Council
Real property description:	Old school site being developed currently addressed as 2 Laguna Street, Vaucluse
Development location:	110 Old South Head Rd, Vaucluse, 2030, NSW
Total number of premises:	200
Total number of premises already developed:	0
Total number of stages:	1

NBN Co Limited

New Development Application

Contacting NBN Co

Phone:
1800 881 816
URL:
www.nbnco.com.au/NewDevelopments
Email:
DeveloperLiaison@nbnco.com.au
(Please quote your NBN Co reference)

NBN Co Reference: AYCA-KD1T5

Your Internal Reference: 2012008

Stage details

Current stage number for this application:	1
Development type for this stage:	Building (e.g. high-rise)
Number of residential premises (units):	195
Number of non-residential premises (e.g. commercial or retail):	5
Number of floors:	6
Total commercial floor area (sqm):	265

Stage timings

Estimated construction start date:	29/10/2012
Estimated first service connection date:	01/10/2013

Your attachments

A 00.02 SITE PLAN P3.pdf (Development Plan)

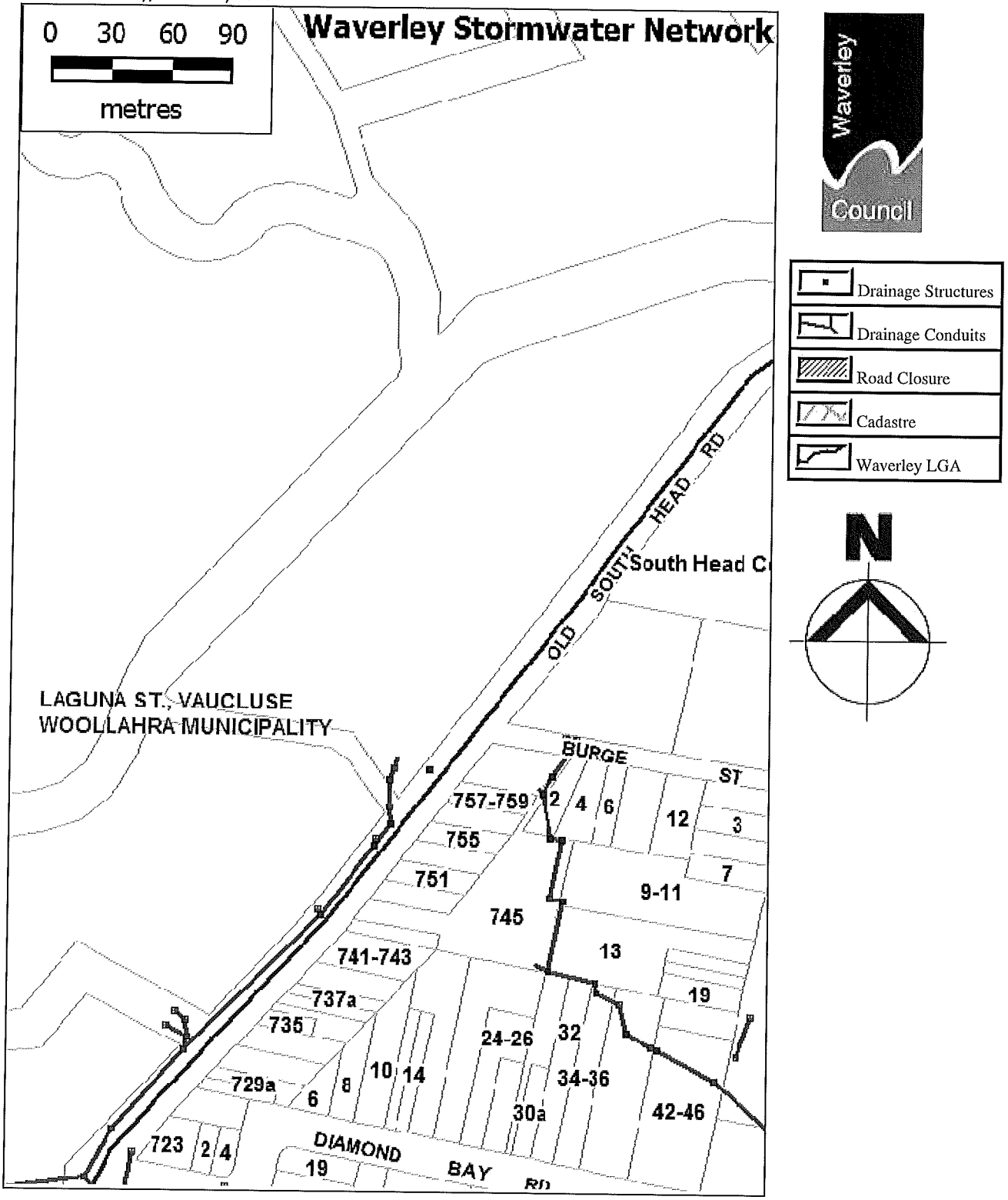
Additional Information

The project is an Aged Care Facility not a residential Apartment block. Therefore telephony and Internet are likely to be distributed via a central systems such as a PABX and Internet service management system. Approximately 12 Apartments will be on site with individual services.

Appendix E - Dial Before You Dig Information

LAGUNA ST., VAUCLUSE (Woollahra Muncipality) - This map showing Waverley Council's Stormwater Drainage System is a graphical representation only and is not to scale. All information should be checked and verified on site by the designers and/or contractors prior to excavation.

Created on Monday, 16 January 2012



About This Map	Disclaimer
This map has been created for the purpose of showing basic locality information over the Waverley Council local government area. Property boundary line network data is supplied by the State Government. Any errors should be reported to the GIS team (gis@waverley.nsw.gov.au), Waverley Council.	This map is a representation of the information currently held by Waverley Council. While every effort has been made to ensure the accuracy of the information, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.



DBYD Address:
2 Laguna St
Vaucluse NSW 2030

DBYD Job No: 10282

DBYD Sequence No: 23965305

Copyright Reserved Sydney Water 2012
No warranty is given that the information shown is complete or accurate.
SYDNEY WATER CORPORATION

Scale: 1:1500

Date of Production: 19/01/2012

N

0m 7m 14m 21m 28m



SYDNEY 3BA

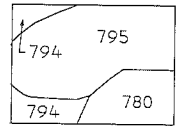
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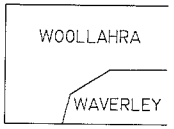
THIS MAP UPDATED ON 31/01/11
THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES SCALED FROM THIS PLAN MAY NOT BE ACCURATE.

	M09C	M09D
S3AB	S3BA	S3BB
S3AD	S3BC	S3BD

ADJOINING MAPS



NETWORK AREA



MUNICIPALITY AREA

Jemena

KEY

MAX ALLOWABLE OPERATING PRESSURE

—T—	TRUNK MAIN	7000 kPa
—P—	PRIMARY MAIN	3500 kPa
—S—	SECONDARY MAIN	1050 kPa
		300 kPa
		210 kPa
		7 kPa
—400—		400 kPa
—100—		100 kPa
		2 kPa
	PROPOSED MAINS	
PR 5-2 3	STEEL MAIN PROJECT NUMBER	
P	PRESSURE MONITORING STATION	
	VALVE	
	SYSTEM PRESSURE REGULATOR	
S	SIPHON	
123	NETWORK NODES	
123S	ITEM DETAIL SKETCH AVAILABLE	
999	VALVE NUMBER (OLD NUMBERING)	
6NB	6 INCH CAST IRON MAIN	
150MM	150MM STEEL MAIN	
110MM PE/NY	110MM POLYETHYLENE/NYLON MAIN	
6NB 50MM NY	50MM NYLON INSERTED INTO 6NB MAIN CAST IRON MAIN	
1.2MBL	DISTANCE IN METRES OF MAIN FROM BUILDING LINE (TOLERANCE OF 0.4M)	
1957	YEAR LAID	
-+++-	MUNICIPALITY BOUNDARY	
	NETWORK BOUNDARY	
123	HOUSE NUMBER	

SYDNEY 3BA

gsa planning

95 paddington street, paddington nsw 2021
ph: 02 9362 3364 fax: 02 9362 3073
email: info@gsaplanning.com.au
www.gsaplanning.com.au
ABN 18 003 667 963

RA I AN
PAR IN REP R

Mar moran at Vaucluse Seniors Housing Develo ment

a a ree
a l se

Pre ared or

r e P d
c/ Thinc Projects
Level 3, 8 S ring Street
SYDNEY, NSW 2000

Pre ared y

A P A
Ur an Design, Environmental & Tra ic Planners
A.B.N 18 003 667 963

OB NO. 11172
une 2012

E

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TABLE 1 COMPARISON OF TRAFFIC GENERATION 13

P AP

Ph ra h Existing school as viewed rom Old South Head Road..... 4
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Ph ra h Laguna Street, loo ing west 5
Ph ra h Pedestrian crossing and re uge island Old South Head Road.... 6

This Tra ic and Par ing Re ort has een re ared or Norwent 3 Pty Ltd y Gary Shiels & Associates Pty Ltd herea ter re erred to as GSA Planning . GSA Planning has ex ertise in Ur an Design, Environmental & Tra ic Planning.

This re ort is to accom any a Site Com ati ility A lication to the De artment o Planning or a new Seniors Housing Develo ment at No. 2 Laguna Street Vaucluse.

The ro osed develo ment has een designed y Marchese Partners and incor orates the demolition o the existing uildings on the site ormerly occu ied y Vaucluse High School and the construction o Seniors Housing Develo ment, asement car ar ing and loading acilities and landsca ing.

The ro osed develo ment will contain 224 residential care acility eds and 14 one and two edroom serviced sel contained dwellings or seniors. Basement car ar ing is also ro osed or 101 vehicles, 2 mini uses and an am ulance. Access to the site is rom two driveways o Old South Head Road and Laguna Street. Vehicular egress rom the site is rom Laguna Street only. There is also a se arate loading and unloading area.

Design Develo ment may result in the ultimate num er o eds in the residential care acility RCF , varying etween 210 and 240, the units in the serviced sel contained seniors housing SSSH varying etween 12 16 and the num er o car ar ing s aces varying etween 80 to 110.

This re ort has een re ared to assess the tra ic, access and ar ing im lications that result rom the ro osed develo ment. In order to assess the li ely tra ic generation and ar ing demand, this re ort includes an estimated tra ic generation ased on the Roads and Tra ic Authority RTA Guide to Tra ic Generation Develo ments, access assessment ased on Australian/New Zealand Standard AS/NZS 2890.1, 2890.6 and a ar ing analysis ased on the re uirements under State Environmental Planning Policy Housing or Seniors or Peo le with a Disa ility 2004 SEPP Housing or Seniors .

The remainder o this document is divided into seven 7 sections, which include a descri tion o the site and surrounds, a descri tion o the surrounding road networ , a descri tion o the ro osal, a tra ic analysis, ar ing assessment and a conclusion.

E A A

This section contains a descri tion o the Site the Existing Built Form and the Surrounds.

ali a d i e es ri i

The site is located on the northern side o Laguna Street and the western side o Old South Head Road and is nown as No. 2 Laguna Street and No. 110 Old South Head Road, Vaucluse, descri ed as Lot 1554 in DP 820600 and also Lot 1 in DP 514277 see Figure 1 and Figure 2 on the ollowing age .

ra h

The site slo es considera ly along the Old South Head Road rontage, alling a roximately 11metres rom the north eastern corner at 82.00 AHD to the southern corner at 71.00 AHD. There is also a all across the site etween 1.5m and 4.5m rom the rear to Old South Head Road.



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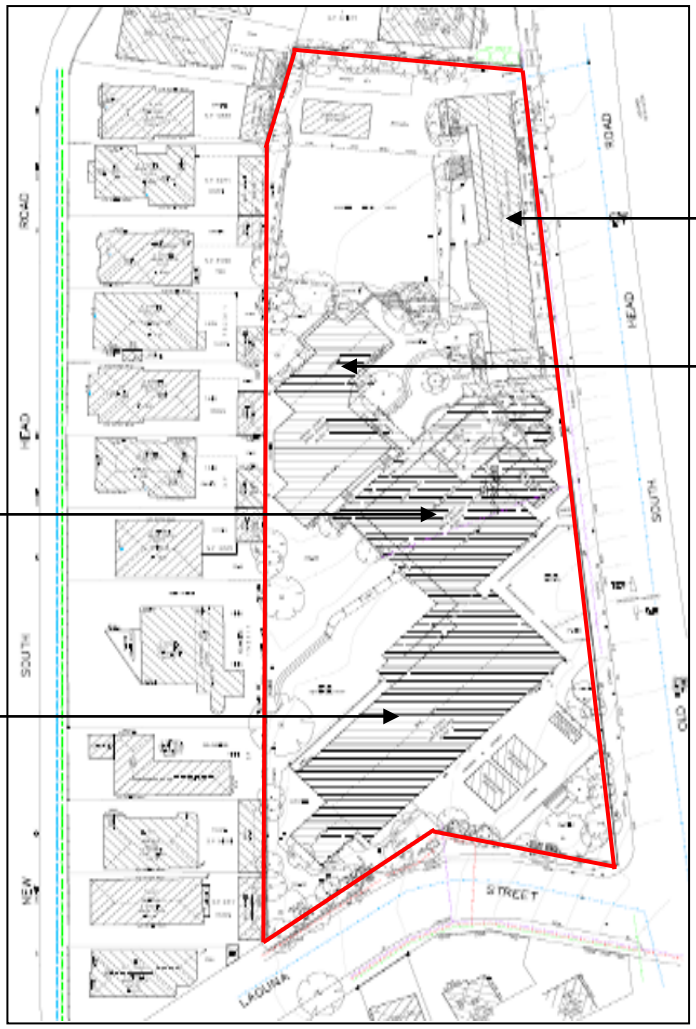
Fi re
a i Pla

Not to Scale

Exis i il F rm

The site is currently unoccu ied, and com rises a collection o one, two and three storey ace ric uildings with rein orced concrete loors and steel ramed roo , and interconnected with covered wal ways. The site also contains s orts courts, an assem ly area, landsca ed areas and a car ar .

The uildings are mar ed Bloc s A, B C and D on the Survey Plan, ormerly housing the classrooms, sta rooms and administration o ices o Vaucluse High School and constructed circa 1960. The demounta le classrooms noted on the Survey have since een removed rom the site.



Source: Lockley Land Title Solutions

The Site

gsa planning

Fi re
i e Pla

There are a total o our 4 vehicular access driveways along Old South Head Road. The two main vehicular access oints are located along the Old South Head Road rontage. The irst is at the north eastern corner o the site, which leads to the itumen layground and tennis court. A second access is into an on site car ar ing area reviously used in association with the school. Two additional driveway crossings are located along the south eastern ortion o the site also in Old South Head Road. When the school was ully o erational all our driveways rovided ingress to and egress rom Old South Head Road or vehicles.

The main edestrian entry is located near the centre o the Old South Head Road rontage, with a secondary entrance availa le at the north eastern corner o the site. see Photogra h 1 .



Photograph 1: Existing school as viewed from Old South Head Road

he rr ds

To the north are two to three storey ace ric and rendered semi detached dwellings and three storey rendered dwellings with rontage to Old South Head Road. Further to the north are two storey single residences and mixed use develo ment leading to Christison Par .

To the east is Waverley Cemetery, ounded y Old South Head Road, Burge Street and Young Street. Further to the east are two storey dwellings and residential lat uildings.

To the south are three storey residential lat uildings o varying styles and character. Directly to the south o the site are two storey ree standing dwellings in Laguna Street. Further to the south are three storey residential lat uildings and two and three storey dwellings houses.

To the west o the site are a mix o two storey residential lat uildings and dwellings with rontage to New South Head Road. Further to the west are mixed use uildings, a ar and owling green.

E A E

This Section contains a Descri tion o the Existing Road Networ Descri tion o the Existing Key Intersections the Existing On Street Car Par ing Situation and Pu lic Trans ort Services.

es ri i he Exis i ad e r

The site has rontage to Old South Head Road and Laguna Street. The site is also in the roximity o New South Head Road.

According to the Roads and Tra ic Authority s RTA esta lished road hierarchy, in the vicinity o the site, oth Old South Head Road and New South Head Road are classi ied as RTA State Roads, while the art o Old South Head Road north o its intersection with New South Head Road is classi ied as an RTA Regional Road. Laguna Street and the surrounding residential streets in the vicinity o the site are classi ied as local roads.

Old South Head Road, in ront o the site com rises a our lane undivided carriageway, with two er side ar ing lanes and two tra ic lanes with a s eed limit o 60 m/h. When the school was o erating at its ea there were our driveways rom the site to Old South Head Road see Photogra h 2 . New South Head Road, in the vicinity o the site com rises a our lane undivided carriageway, with two er side ar ing lanes and two tra ic lanes with a s eed limit o 50 m/h. Laguna Street com rises an unmar ed carriageway with our lanes, two o which are er side ar ing lanes and the other two are tra ic lanes with a s eed limit o 50 m/h see Photogra h 3 .



Photograph 2: Old South Head Road, looking south



Photograph 3: Laguna Street, looking west

es ri i he Exis i e erse i s

The ey intersections surrounding the su ject site and their characteristics are summarised elow

- New South Head Road / Old South Head Road — Rounda out
- New South Head Road / Laguna Street — Unsignalised
- Old South Head Road / Laguna Street — Unsignalised
- New South Head Road / Towns Road — Signalised
- Old South Head Road / Burge Street — Unsignalised

ra i s

The RTA u lication, *Traffic Volume Data for the Sydney Region, 2004* contains average annual daily tra ic AADT volumes or most major roads in the Sydney metro olitan area.

The AADT igure at a given oint re resents the average num er o axle airs assing in oth directions during a 24 hour eriod, estimated over a eriod o one year. The RTA igures indicate the ollowing AADTs

- New South Head Road 11,888 vehicles in 2002
- Old South Head Road 6,372 vehicles in 1987 this is the most recent recorded igure, however is unli ely to have signi icantly changed over time

he Exis i ree ar Par i i a i

The on street car ar ing situation in the immediate vicinity o the su ject site com rises arallel er side car ar ing.

The er side along Old South Head Road also com rises us ones on either side o the street. The us one on the side o the site the western side o Old South Head Road reviously served the Vaucluse High School. Similarly, the edestrian crossing and edestrian re uge on Old South Head Road also rimarily served the School, as well as the residents in the surrounding area.

Exis i Pedes ria Fa ili ies

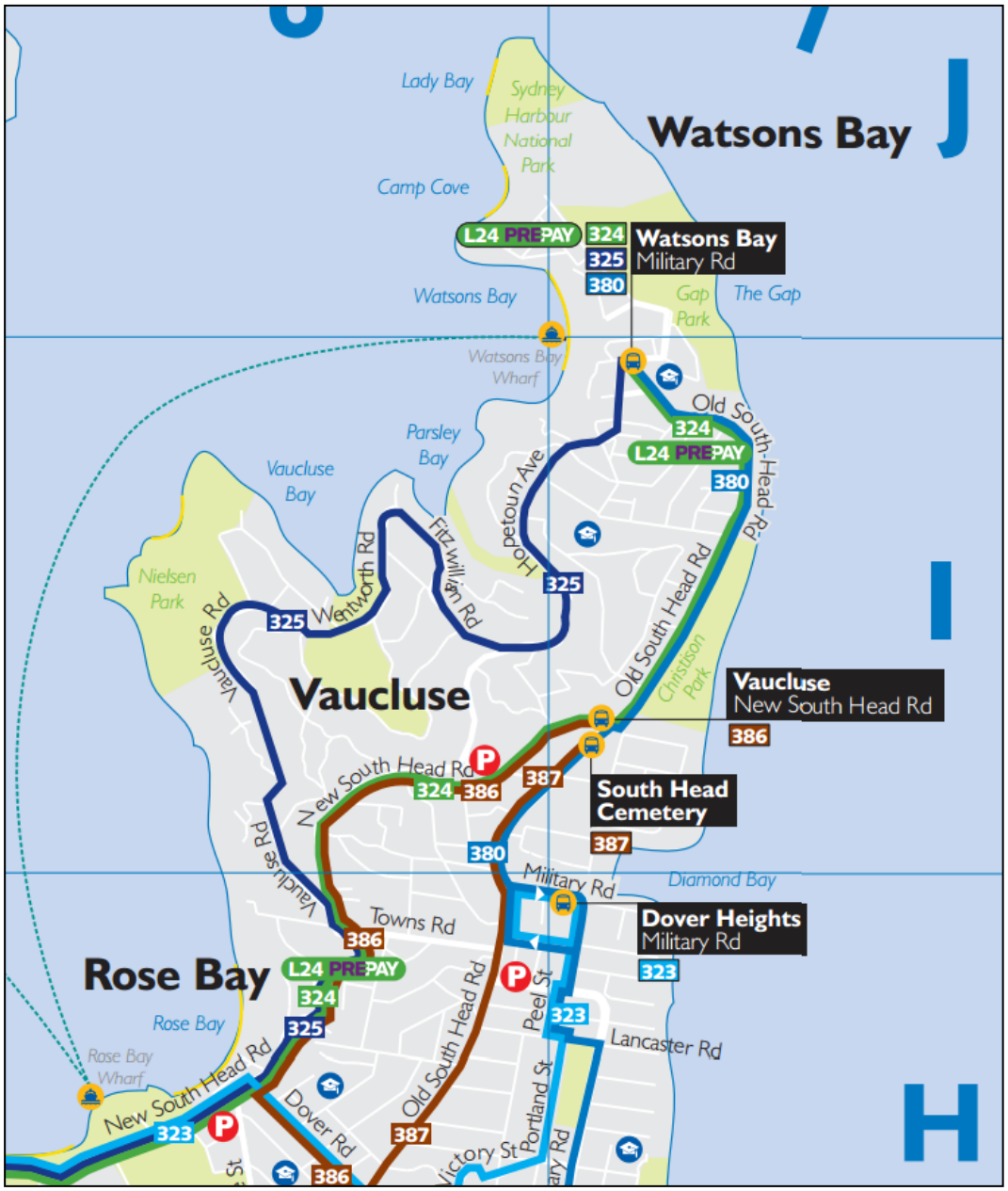
The edestrian acilities in the vicinity o the site include a edestrian crossing and re uge island on Old South Head Road see Photogra h 4 .



Photograph 4: Pedestrian crossing and refuge island Old South Head Road

he P li ra s r er i es

The site is well served y u lic trans ort, with us services running along Old South Head Road and New South Head Road, lin ing the site to the remainder o the eastern su ur s and the City see Figure 3 . In addition, there is a us sto in ront o the site and on the o osite side o Old South Head Road.



gsa planning

Fi re
s er i es
rr di he i e

A

e el me A li a i

In Novem er 2006 the New South Wales State NSW Government su mitted or sale y u lic tender the ormer Vaucluse High School site. The tender documentation re erred to an o ortunity to develo a restigious seniors living acility on one o the ew suita le and availa le sites in the Eastern Su ur s . On 25 anuary 2007, urchase o the site was inalised. The title to the land was urdened y a ositive covenant that only ermits aged care accommodation and/or aged care acilities or elderly ersons. A second covenant also revents the site eing used or a rivate school.

The site was rocured y Zig Inge Pty Ltd, who re ared and lodged a Site Com ati ility Certi icate A lication or a Sel care Seniors Develo ment.

In accordance with the SEPP Housing or Seniors, the De artment o Planning issued a Site Com ati ility Certi icate. The cover letter, signed y the Director General stated, inter alia

> I have made the determination to issue the site com ati ility certi icate under Clause 25 4 a o the SEPP on the asis that the site o the ro osed develo ment is suita le or more intensive develo ment, and that develo ment or the ur oses o seniors housing o the ind ro osed in the a lication is com ati le with the surrounding environment, having regard to the criteria s eci ied in clause 25 5

On I , a Develo ment A lication Assessment Re ort was re ared y Woollahra Council in res ect o the ro osed develo ment. With regard to car ar ing, layout and tra ic generation, Council s Tra ic Engineer and Local Develo ment Committee advised that the ro osal was considered to e satis actory su ject to a num er o conditions. With regard to tra ic generation in articular and com aring the ro osed use with its ormer use as a school, the Council re ort stated, inter alia

> .Based on the nature o the ro osed develo ment and the more uni orm s read o hours involved, it is considered that the tra ic generation o the ro osed develo ment will have less im act on the neigh ouring streets than the revious develo ment o erating on this site.
>
> There are no o jections to this develo ment on the grounds o tra ic generation.
>
> As the car ar ing layout and num ers o s aces rovided exceeds the current develo ment standards or this ty e o develo ment and the ro osed develo ment is considered to have a com ara le tra ic generation to the revious school site, there are no o jections to the develo ment with res ect to ar ing and tra ic generation

On I Woollahra Council granted develo ment consent to Develo ment A lication DA No. 813/2007 su ject to a num er o conditions. The ro osal was or the demolition o the existing school uildings and construction o a new Seniors Living Develo ment com rising seventy eight 78 sel contained dwellings, one 1 manager s dwelling, sta and communal acilities, asement car ar ing or one hundred and two 102 s aces and extensive landsca ing wor s.

e i A li a i

On 17 Decem er 2010, Woollahra Council granted develo ment consent to Section 96 Modi ication DA No. 813/2007 su ject to a num er o conditions. The ro osed modi ications retained a similar uilding oot rint, overall height, uilding envelo e and landsca ed areas to the a roval. The modi ications included an increase in accommodation rom 79 to 99 dwellings, an increase in car ar ing s aces rom 102 to 175, increase in gross loor area and rovision o a orte cochere.

E A F E P P A

e ails he Pr sed e el me

The ro osal is or the demolition o the existing uildings and the construction o a Seniors Housing Develo ment. The ro osal will e nown as the Mar moran at Vaucluse Seniors Housing Develo ment The ro osal will com rise three 3 se arate uildings and is descri ed as ollows

- Building 1 A art 4 and art 5 storey Residential Care Facility RCF
- Building 2 A art 3 and art 4 storey serviced sel contained seniors housing SSSH , com rising 14 one and two edroom dwellings
- Building 3 A single storey dining room with a high ceiling and recreational area and dining centre that is ancillary to Building 1
- Basement car ar ing 2 levels containing ar ing or 101 vehicles, 2 mini uses and 1 am ulance and
- Loading acilities or 2 medium rigid vehicles

Design Develo ment may result in the num er o eds in the residential care acility RCF , varying etween 210 and 240, the units in the serviced sel contained seniors housing SSSH varying etween 12 16 and the num er o car ar ing s aces varying etween 80 to 110.

e ails Pr sed Par i a d adi Fa ili ies

Details o the car ar ing layout are ound in the architectural drawings su mitted as art o this a lication and are descri ed as ollows

aseme e el aseme Area

The asement level car ar contains 25 car s aces. Each car s ace has dimensions and aisle widths which satis y AS. 2890.

er r d e el aseme Area

The lower ground loor lan contains a total o 76 car s aces. Each car s ace has dimensions and aisle widths which satis y AS 2890. This level also contains ar ing s aces or 2 mini uses and 1 am ulance.

adi Area

The loading area is located within Basement Area 1. This area contains a loading doc and ar ing s ace or two medium rigid vehicles.

Pr sed ehi lar A ess

There are two means o vehicular access to the two se arate asement ar ing levels see Figure 4 on the ollowing age . These will now e discussed.

Laguna Street Access Driveway

A new com ined ingress and egress driveway is ro osed rom Laguna Street, which is located some 65m west o the Laguna Street/Old South Head Road intersection. This driveway will rovide access or oth residents/sta and service vehicles.

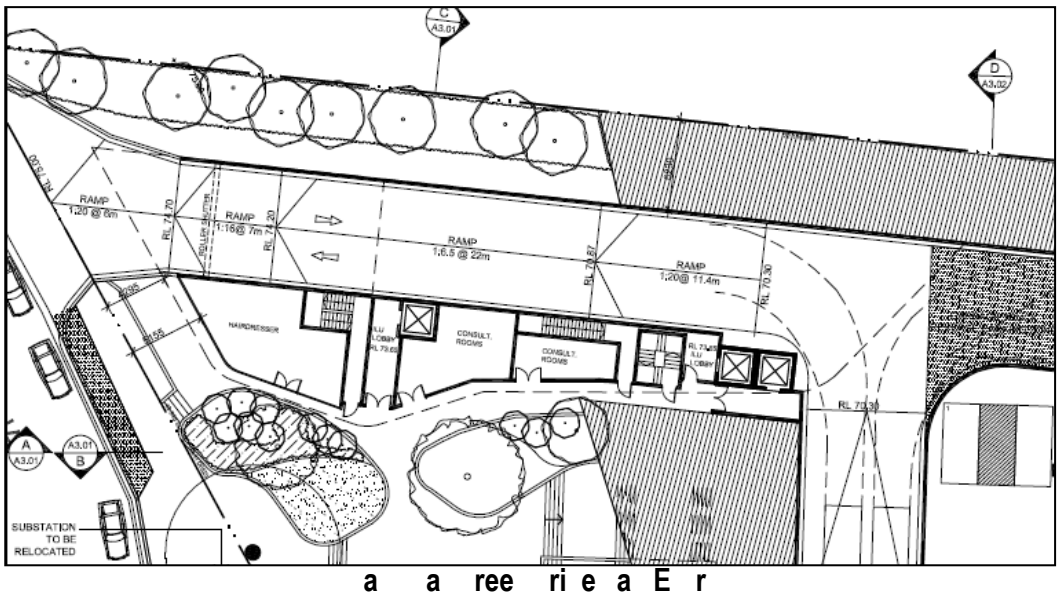
Old South Head Road Access Driveway and Porte Cochere The new orte cochere and driveway com rise three 3 arts. These are descri ed as ollows

- A new single lane driveway is ro osed rom Old South Head Road. This driveway leads to a orte cochere, designed to rovide a dro o oint at the main edestrian entry. It is intended that the cars using this single lane driveway will sto long enough or visitors or residents to leave the car and enter the uilding. This driveway will continue north o the orte cochere and terminate at an egress driveway onto Old South Head Road.
- A new egress driveway is ro osed north o the entry driveway and has een designed to rovide an exit only oint or the single lane driveway coming rom the orte cochere.
- A new ram is ro osed to rovide access or resident cars rom the orte cochere to the ar ing in the asement. This ram serves as a northern extension to the orte cochere driveway arallel to Old South Head Road, and rovides one way, direct access into the car ar . This single lane ram starts at the northern edge o the egress driveway o Old South Head Road and terminates at the car ar entry at the northern end o the uilding. Cars will e re uired to drive through the car ar and exit rom the com ined main southern entry/exit along Laguna Street see Figure 4 on the ollowing age .

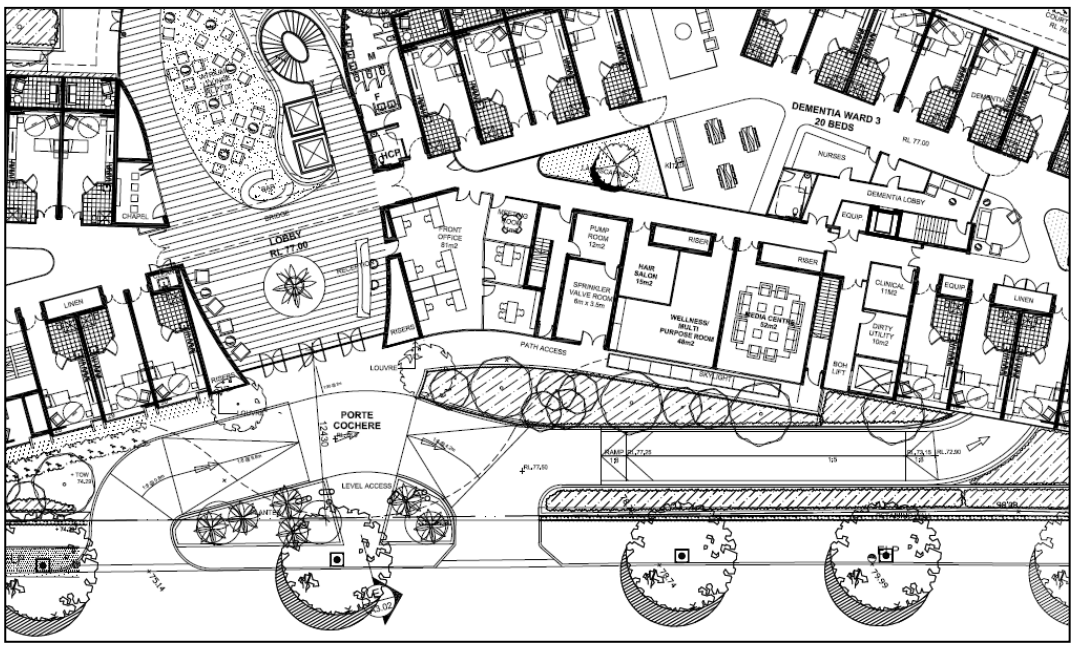
Pr sed Pedes ria A ess

The ro osed develo ment will have edestrian access or residents and visitors to the main lo y o the RCF rom Old South Head Road. A secondary entrance into this uilding is located on the western side and accessed through the la a rom Laguna Street. Pedestrian access to the sel contained dwellings is also availa le through this la a.

Internal access etween the asement, ground loor and the levels a ove is availa le rom li ts and staircases within the RCF and SSSH develo ments.



a a ree ri e a E r



ld h ead ad ri e a E r

gsa planning

Fi re
Pr sed ehi lar E ries

AFF A E E

This section will contain the Tra ic Generation Rates and the Pro osed Ingress and Egress.

ra i e era i

The *RTA Guide to Traffic Generating Developments* 2002 has een used to calculate the tra ic li ely to e generated y the ro osed develo ment. The Guide contains daily generation rates and ea generation rates or various uses. According to the Guide, the tra ic generation or housing o aged and disa led ersons is as ollows

- Daily vehicle tri s 1 2 er dwelling
- Evening ea hour vehicle tri s 0.1 0.2 er dwelling.

The RTA Guide states that the igures at the lower end o the a ove rates are ased on research conducted y the Authority. The research concentrates on *subsidised* develo ments o ten run y religious organisations and generation rates o *resident funded* develo ments are o ten greater, as indicated at the higher end o the range. Accordingly, the higher end o the range has een used or the ur oses o this re ort. A com arative summary o tra ic generation etween the a roved develo ment, the ormer school use and the ro osal is outlined in Ta le 1.

A E PA F AFF E E A

	F rmer h l	A r ed	Pr sed
elli s	N/A	99	224 eds + 14 sel contained dwellings
ail ehi le ri s	150 see rationale elow	99 198	238 476 see rationale elow
Pea r ri s	150 see rationale elow	10 20	23.8 47.6

Although the site is currently vacant, it was reviously occu ied y a ully o erational school and the a ove ta le includes estimated DVTs or this use. Based on school enrolment data, there were some 750 students enrolled at the Vaucluse High School in 2001 and 2002 03. It is recognised that a su stantial ro ortion o students would have travelled to the school y either us or on oot. On this asis, even assuming a very conservative igure o 10 eing dro ed o / ic ed u y car, this would generate 75 ea hour tri s in the morning and 75 ea hour tri s in the a ternoon, resulting in some 150 school ea hour tri s. These igures do not include the un nown num er o teaching and administrative sta , most o whom would e ex ected to drive to the site, increasing the DVTs or the school.

A large ro ortion o residents in the aged care acility are unli ely to drive cars, given the nature o the develo ment and the higher level o ersonal and medical care re uired in the acility. There are also 2 mini uses that will trans ort residents to various activities.

The client o erates its Little Bay acility with 3 shi ts 7am 3 m, 3 m 11 m, and 11 m 7am. The client has only one 1 resident with a car at its Little Bay acility. Accordingly, the tra ic generation is ex ected to e signi icantly lower than indicated.

Based on the a ove igures, the ro osed tra ic generation is li ely to e less than the revious school use. Even i the ro osal was to e develo ed on a vacant site, without a rior tra ic generation, the tra ic generation is not, in our o inion, high articularly given the si e o the site. The DVTs will e distri uted throughout an entire day and the 23.8 47.6 ea tri s merely re resent 1 additional tri er 1.2 2.5 minutes in the ea hour.

Accordingly, the tra ic generation o the ro osal is not li ely to result in a signi icant im act on the local tra ic situation com ared with the site s ormer use as a school. The ro osal is also unli ely to a ect the ca acity, o eration or level o service o surrounding streets and intersections com ared with the revious school use.

Pr sed ress a d E ress

The ty e o access arrangements necessary or the ro osed driveways have een designed using the Australian/New Zealand Standards or Par ing Facilities AS 2890.1 2004 , AS 2890.2 where a lica le and the RTA Guide to Tra ic Generating Develo ments.

The Australian Standards and the RTA Guide indicate that driveways should e located with due consideration to the distance rom surrounding intersections. The driveway width is ased on the ty e o ronting road, the ro osed use and the num er o car s aces serviced.

As the ro osed develo ment is a low land use generation category, and is ro osed to have access ronting a major road with 101 car s aces in the asement, the means o access should contain Category 2 driveways. The width and design o these driveways com lies with the recommended geometry or a Category 2 driveway and is considered to e a ro riate in terms o si e and design.

The maximum ram grade under the Australian/New Zealand Standard or the irst 6m o a driveway is 1 in 20 and a maximum ram o 1 6.5 1 or medium rigid vehicles, with grade changes o more than 2 1 50 re uired. For residential car ar s other than domestic driveways , the maximum ram grade or a straight driveway under 20m in length is 1 4.

The gradients o the ro osed driveway ram rom Laguna Street to the asement level are 1 20 or the irst 6m, and gradients o 1 16, 1 6.5 and 1 20 or 7m 22m and 11.4m res ectively. This driveway and ram will rovide ingress and egress or residents, visitors, sta , and service vehicles.

The gradients o the ro osed driveway ram rom Old South Head Road, through the orte cochere to the lower ground level ar ing area is 1 5, with grade changes o 1 8 at the to and ase. The ram grade varies near the entrance to Building 1 in order to accommodate a lat area or under the orte cochere.

Accordingly, in our o inion, the ty e, si e, location and design o the ro osed access driveways are considered to e a ro riate rom a tra ic engineering oint o view.

Pedes ria A ess

The ro osal com rises edestrian access or residents and visitors to the main lo y rom Old South Head Road, with a secondary entrance through the ro osed la a o Laguna Street. Pedestrians can use the Old South Head Road access oints to wal to the north, towards Christison Par , east towards Diamond Bay and to the south. Pedestrians can also use the Laguna Street access oints or access to the south and the west towards New South Head Road and the neigh ourhood sho s. Internal access rom the ground level to the loors a ove is availa le rom li ts and stairs within Buildings 1 and 2. These li ts and stairs also rovide access to the asement car ar ing levels.

Sa e crossing o ortunities along Old South Head Road are rovided via the existing edestrian crossing and re uge island. This is considered to e a ro riate or the needs o the uture residents o the site. However, ollowing occu ation o the ro osed uilding, it would e normal ractice or the RTA to monitor the ade uacy o the edestrian acilities and i necessary em ellish them urther. As Laguna Street is a local road that does not carry a signi icant tra ic volume, edestrian acilities are not considered necessary or this road.

In summary, the proposed pedestrian access points are appropriate for the size of the site and the number and type of dwellings. The existing crossing facilities on Old South Head Road are considered to be appropriate for the likely future needs of the residents of the site.

PA A E E

This Section contains the Car Par ing Re uirements Com liance with Re uirements and, Circulation and Par ing Geometry.

ar Par i e ireme s

The Housing or Seniors SEPP contains develo ment standards or car ar ing that cannot e used as grounds or re usal o consent. For the RCF com onent the standard is 1 s ace er 10 eds, 1 s ace er 2 sta and 1 am ulance ay. For the serviced sel contained dwellings, the standard is 0.5 s aces er edroom and there is no re uirement or visitor or em loyee ar ing. Based on the Housing or Seniors SEPP the ro osal with 224 RCF eds 25 sel contained eds and 70 sta re uires 70 car s aces.

The ro osal com rises a total o 101 car s aces, which exceeds the minimum Housing or Seniors SEPP re uirements.

ir la i a d Par i e me r

Housing or Seniors SEPP has car ar ing geometry or car ar ing areas. Schedule 3 o the SEPP outlines standards concerning accessi ility or sel contained dwellings and states, inter alia

> **"Pri a e ar a mm da i**
>
> I car ar ing not eing car ar ing or em loyees is rovided
>
> a car ar ing s aces must com ly with the re uirements or ar ing or ersons with a disa ility set out in AS 2890, and
>
> 5 o the total num er o car ar ing s aces or at least one s ace i there are ewer than 20 s aces must e designed to ena le the width o the s aces to e increased to 3.8 metres, and

In addition, the Building Code o Australia to which the Australian Standard re er in res ect o the num er o accessi le car s aces re uires 1 accessi le s ace er 100 s aces or art thereo .

The ro osal includes 4 accessi le car s aces, com rising 2 s aces or the RCF and 2 s aces or the SSSH and has een designed in accordance with the re uirements o AS/NZS 2890.6 2009 . That is, each accessi le or dedicated s ace will have dimensions o 2.4m x 5.4m, with an adjacent shared one o 2.4m x 5.4m along one side and 2.4m x 2.4m in ront o each s ace.

Furthermore the 2 accessi le car s aces or the SSSH re resent 8 o the total num er o car s aces rovided and, in our o inion, more than com lies with the re uirements under the SEPP.

Accordingly, the ro osal com lies with the re uired geometry under Housing or Seniors SEPP and AS 2890.1 and is considered to e a ro riate rom a ar ing oint o view.

In summary, the proposal complies with the resident and visitor car parking requirements of the RTA Guide and Housing for Seniors SEPP and is likely to meet the demand of the proposed development.

The ro osed develo ment has een assessed in light o the li ely tra ic generation and the ro osed num er, si e and design o car ar ing areas, com ared with the a roved develo ment, and the re existing school use.

Although the ro osed use is calculated to generate 23.8 47.6 ea tri s ased on the RTA Guide. The actual generation rate is li ely to e much lower. The tra ic generation rate o these uses is normally very low. A large ro ortion o residents in the residential care acility will re uire higher levels o medical and/or nursing care. Car ownershi or residents in the RCF is normally low. A similar acility o erated y the Moran s at Little Bay only has one resident with a car. Sta are li ely to o erate in three shi ts and their car ar ing generated will e s read over 24 hours and is not li ely to im act on the local networ .

The ro osal is li ely to generate a volume o tra ic that would re uire Category 2 driveways in accordance with AS/NZS 2890.1. The ro osed driveways along Old South Head Road and Laguna Street com ly with these re uirements and the means o access are considered a ro riate in this instance. The width, design and location o the ro osed driveways are also considered to e a ro riate, with the new access driveway in Old South Head Road, reviously eing su orted in rinci le y the RTA.

The ro osal rovides 101 car ar ing s aces. This num er o s aces easily com lies with the RTA Guide and SEPP Housing or Seniors car ar ing re uirements. There are also 2 mini uses that will e used extensively to trans ort residents to various activities. This will also reduce tra ic generation.

The ro osed car ar ing geometry has een designed in accordance with Seniors Housing SEPP and Australian Standards and is considered to e a ro riate in terms o turning tem lates or the 85th ercentile vehicle.

The ro osed edestrian access oints are a ro riate or the si e o the site and the num er o RCF eds and SSSH dwellings ro osed. The existing edestrian crossing acilities on Old South Head Road are considered to e a ro riate or the li ely uture needs o the residents o the site.

Having regard to the a ove considerations, the ro osed develo ment o the su ject site is a ro riate in terms o tra ic generation edestrian and vehicular access and car ar ing rovision.

ACCESSIBILITY REPORT

2 LAGUNA STREET
(& OLD SOUTH HEAD ROAD)

VAUCLUSE

UNDER STATE ENVIRONMENTAL PLANNING POLICY
HOUSING FOR SENIORS (AMDT - 2007)

Prepared By Mark Relf

13th June 2012

Accessibility Solutions (NSW) PTY LTD
ABN 20 105 200 128 | 20 Begonia Street PAGEWOOD 2035
Tel: 9695-1940 | Fax: 9695-1906 | Mob: 0417-467-007 | Email: markrelf@bigpond.com

Location Accessibility Assessment Report

Markmoran at Vaucluse Seniors Housing Development at 2 Laguna Street (and Old South Head Road), Vaucluse

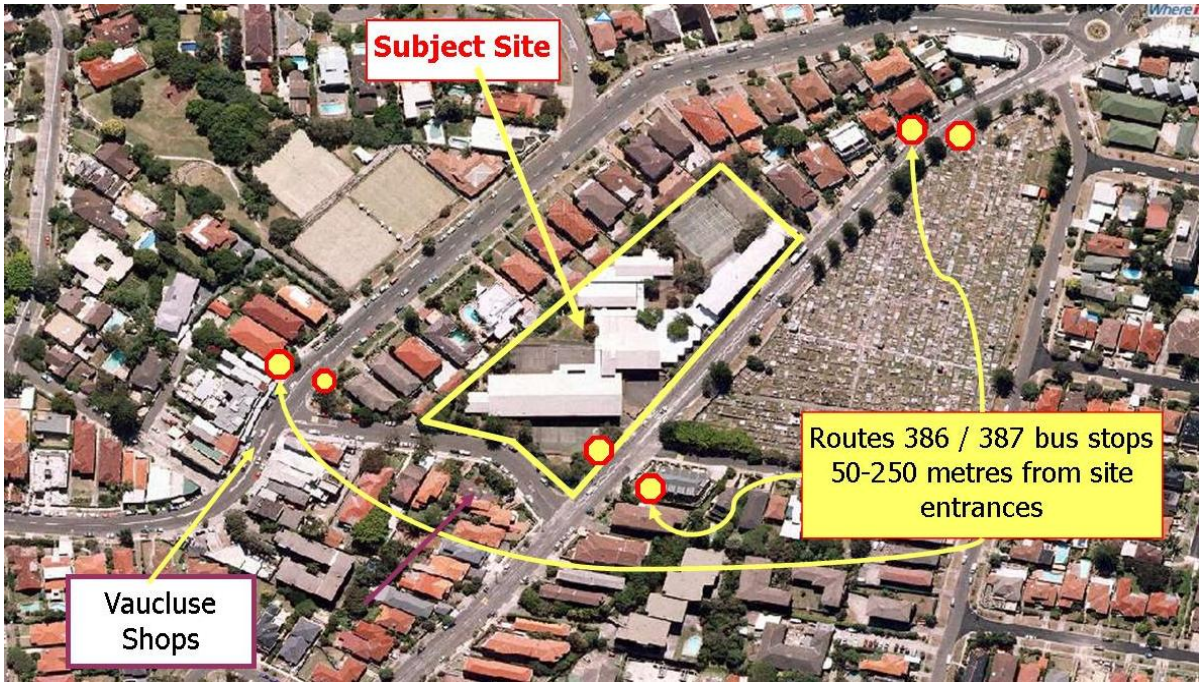
Under State Environmental Planning Policy – Housing for Seniors (Amdt - 2007)

Development Summary

The following report has been prepared for the assessment of a Site Capability Certificate Application to establish a seniors housing facility on the former Vaucluse High School site at 2 Laguna Street Vaucluse under the State Environment Planning Policy – Housing for Seniors Policy [Amdt – 2007].

The development proposes:

- A residential care facility consisting of 224 beds, 14 Serviced Self-Care Dwellings and basement parking for 101 vehicles;
- A range of communal amenities for residents and their guests in the form of communal lounge/dining areas, cinema, multi-media room, library, wellness centre, gymnasium and indoor swimming pool, etc.
- Outdoor areas within the central courtyard precinct that provides convenient accessible paths of travel to various building entrances and amenities.
- The location of the development is within 250 metres of three sets of bus stops that facilitate public bus transport via routes 386 / 387 to Bondi Junction, Dover Heights and Rose Bay shopping centres. The Vaucluse shopping village is also conveniently situated within 100 metres of the Laguna Street entrance.

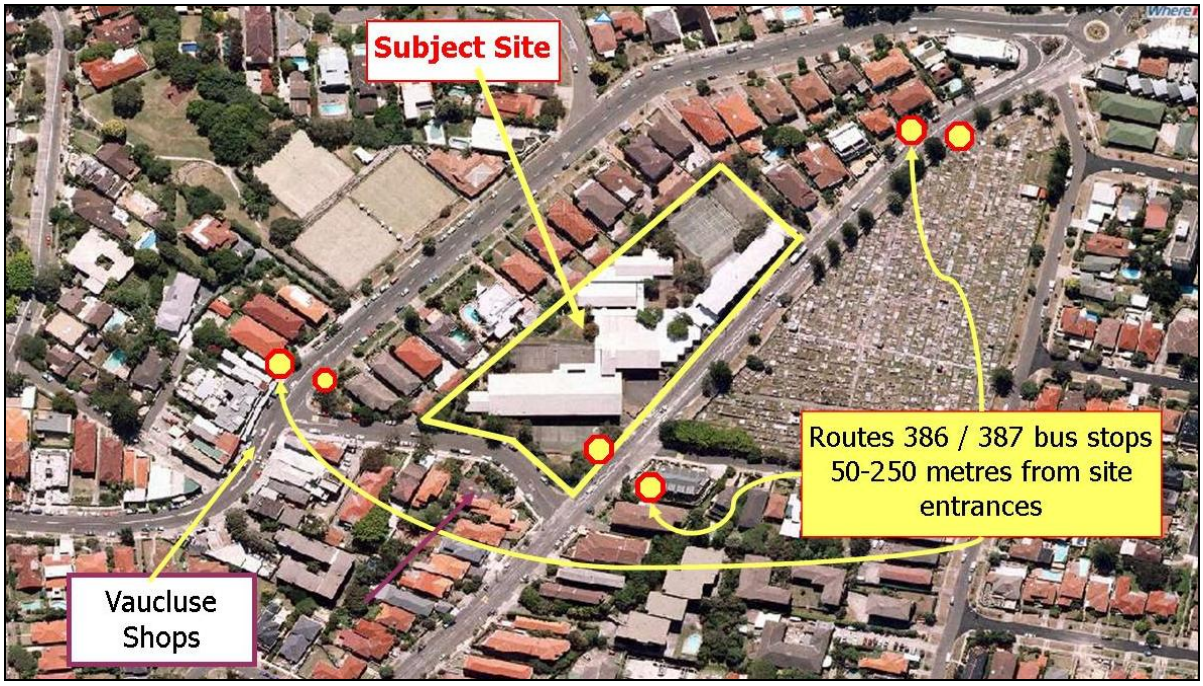


Access to Transport, Shops and Services

1.1 The following provides a review of *Site Related Matters* as outlined in clause 26 and 38(a) of the **Housing for Seniors Policy** (SEPP HS) to determine whether the site is compatible with the SEPP HS requirements, which includes specific criteria;

- Distance to shops and services.
- Quality of footpath access.
- Distance to bus transport, route destinations, frequency and availability of bus services.
- Variety of retail and commercial services available to residents by bus transport.

The following assessment has considered the above criteria and provides evidence regarding suitability of the location, surrounding environment and services.



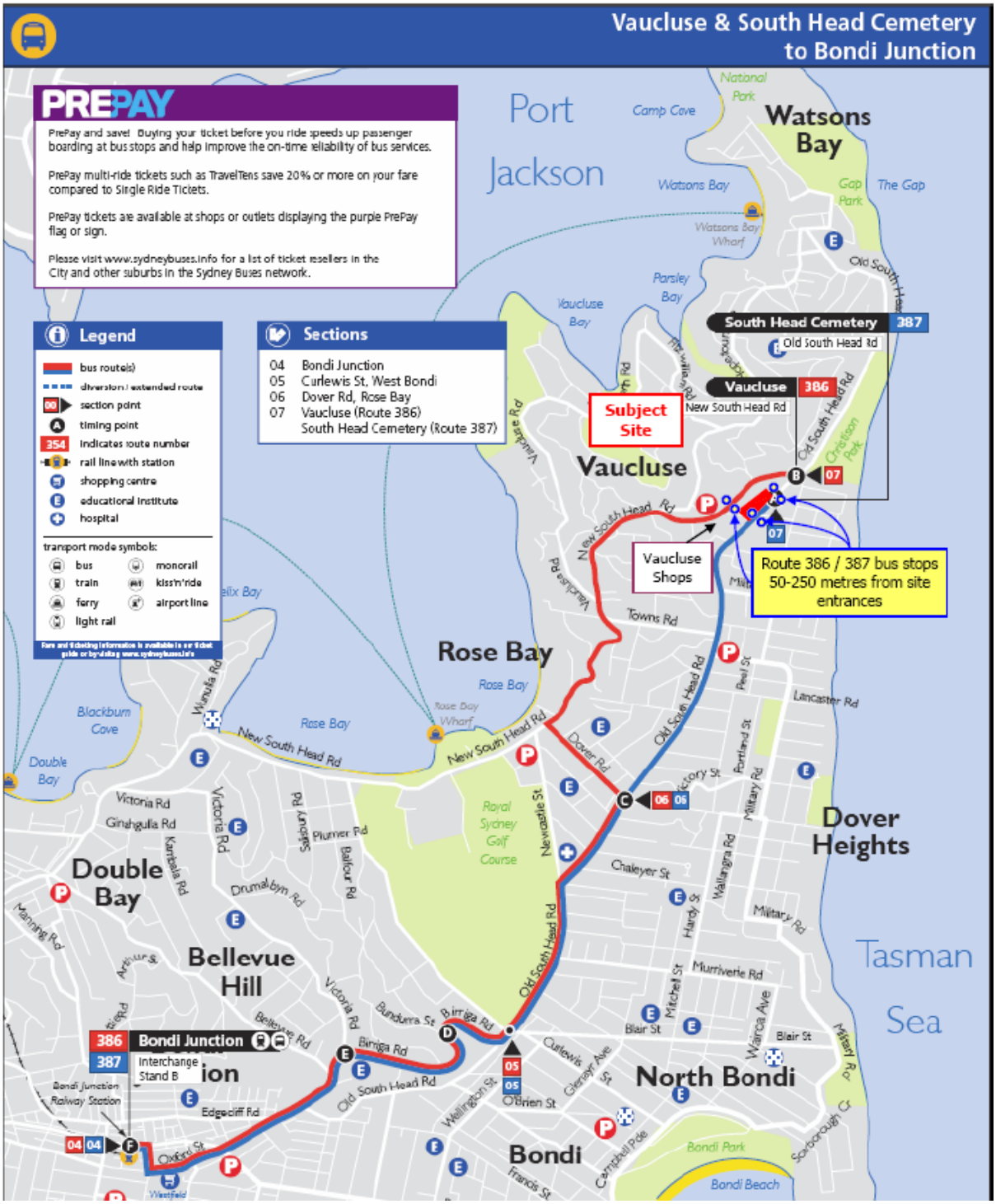
Distance to shops and services

1.2 With regard to the distance to shops, the development is conveniently located within 100 metres of the Vaucluse village shops on New South Head Road, which complies with clause 26(2)(a) of the SEPP HS. However, the range of shops and services do not fully satisfy the requirements of clauses 26(1) and 26(5) of the SEPP HS.

Therefore the development relies upon the provisions of clause 26(2)(b) regarding access to a public transport service that can convey residents to an appropriate range of shops and services.

1.3 With regard to the distance to public transport the subject site is located within 50-250 metres from public bus services 386/387 which travel along Old South Head and New South Head Roads to Bondi Junction shopping centre via Dover Heights and Rose Bay shopping centres.

The 386-387 routes provide 23 services daily Monday-Friday during the hours of 8.00am to 6.00pm boarding and alighting from the various bus stops in close proximity to the site to readily comply with clause 26(2)(b) of the SEPP HS in terms of distance and service frequencies. See timetables at Appendix A.



1.4 Pedestrian Footpath Access to Bus Service

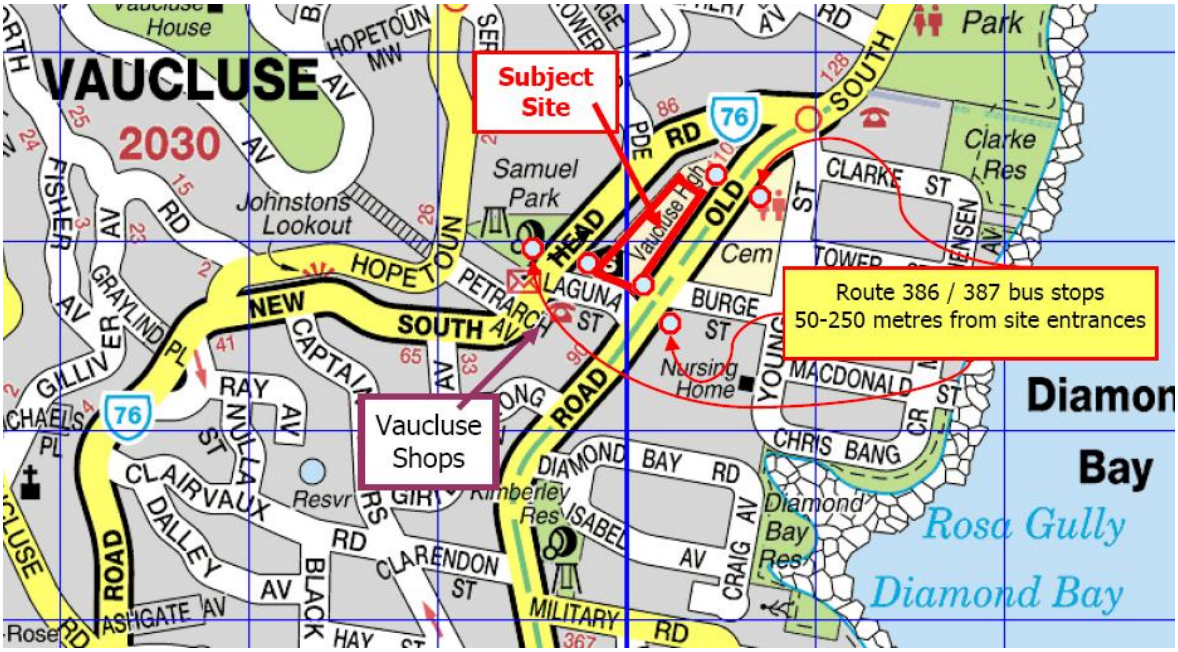
The pedestrian route from the Lagunga Street footpath and site entrance to the bus stops on New South Head Road (near Laguna Street) provides moderate gradients averaging an approximate 1:14 to 1:30, which complies with clauses 26(2)(a) and 38(a) of the SEPP HS.

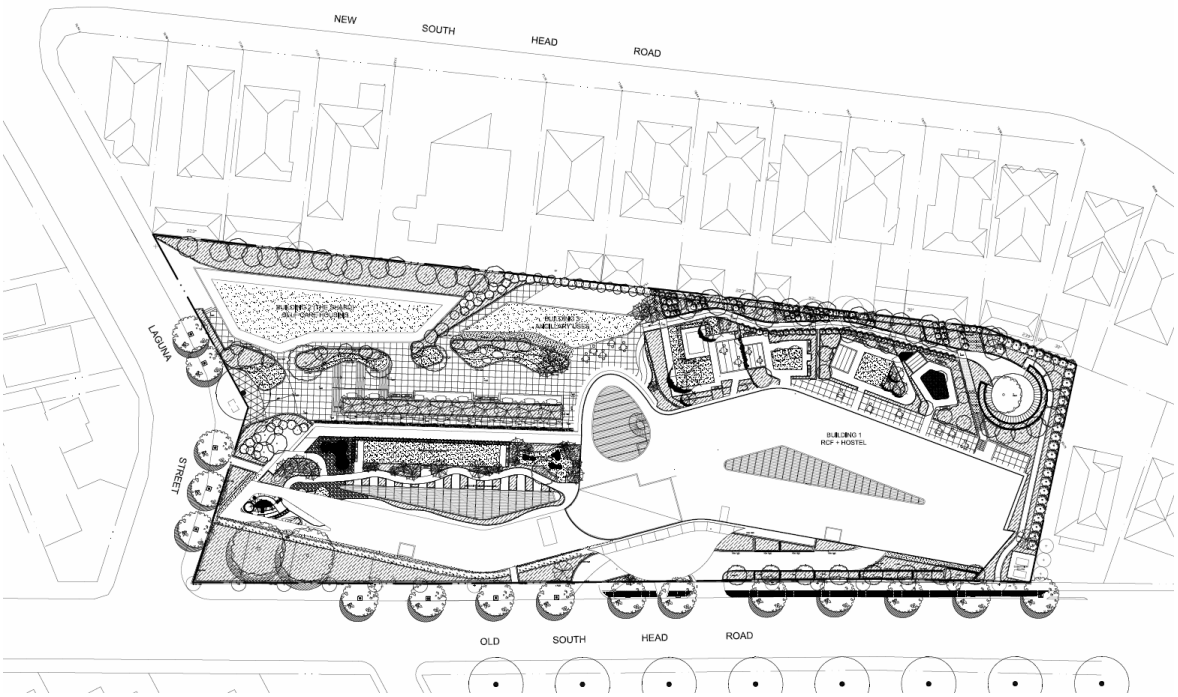
1.5 The footpath at the corner of Laguna Street and New South Head Road has been poorly constructed and maintained and requires upgrade works to fully comply with AS1428.

There is a pedestrian refuge crossing adjacent to the bus stops that facilitates appropriate access generally in accordance with AS1428 and clauses 26(2)(a), 26(4) and 38(a) of the SEPP HS.



Laguna Street footpath at New South Head Road





1.6 The pedestrian route from the Lagunga Street footpath and site entrance to the bus stops on Old South Head Road (near Burge Street) provides gradients averaging an approximate 1:14 with short 5 metre sections at 1:10 and 1:12 gradients up to 15 metres in length, which complies with clauses 26(2)(a) of the SEPP HS.

There is a marked pedestrian crossing and refuge adjacent to the bus stop that facilitates appropriate access in accordance with clause 38(a) of the SEPP HS.



Laguna Street footpath to Old South Head Road



Old South Head Road crossing and bus stops

1.7 The principal entry at the porte cochere adjoining Old South Head Road shall provide an accessible entry to the Old South Head Road footpath which provides compliant 1:14 to 1:10 gradients for limited distances to access the bus stops adjacent to the Burge Street intersection to comply with clause 26(3) of the SEPP HS.

To access the Vaucluse village shops or the bus stops on New South Head Road the internal accessway between the buildings facilitates easy access to comply with clause 26(3) of the SEPP HS.

1.8 North of the porte cochere entry on Old South Head Road the footpath provides compliant 1:14 to 1:50 gradients to access the bus stops north of the site to comply with clause 26(3) of the SEPP HS.

There is a pedestrian refuge crossing adjacent to the bus stops that facilitates satisfactory access in accordance with clause 38(a) of the SEPP HS.



Old South Head Road bus stops north of the site

1.9 In summary the design of the development provides internal accessways that maximise intrasite access and enables access to all site entrances, bus stops and the Vaucluse village shops.

Subject to the upgrade of the kerb ramp and footpath at the corner of New South Head Road and Laguna Street it is my opinion that access to transport will readily comply with clauses 26(2)(b), 26(3), 26(4) and 38(a) of the SEPP HS.

1.10 **Destination Bus stops and footpath access**

Destination bus stops and footpaths at Bondi Junction, Dover Heights and Rose Bay provide appropriate access consistent with clauses 26(3), 26(4) and 38(a) of the SEPP HS in terms of footpath gradient and suitable pathways.

1.11 **Shopping facilities**

While the shops and services at nearby Vaucluse Village provide a useful variety of retail offerings, including chemist, grocery/deli stores, postal and banking service to meet some of the expectations of clauses 26(1) and 26(5) the abovementioned bus services provide direct access to a far more comprehensive range at Bondi Junction, Dover Heights and Rose Bay to fully satisfy the expectations of clauses 26(1) and 26(5) of the SEPP HS.

Vaucluse Village provides the following sample of shops and services:

- Post Office and banking service
- Dentists
- Chemist
- Fruit and vegetable shop
- Butcher
- Delicatessens (2)
- Hairdressers (3)
- Cafés, takeaway and cake/bread shop
- Fruit shop
- Milkbar Takeway
- Newsagent
- ATM
- Liquor shop
- Florist
- Dry Cleaner
- Laundromat



Vaucluse village shops on New South Head Road

1.12 **Access to Services and Transport Services Summary**

It is evident from this assessment that the requirements of the SEPP HS have been met through the following provisions:

- Clauses 26(1) and 26(5) have been satisfied by the comprehensive **range of shops and services** at Bondi Junction, Dover Heights, Rose Bay and Vaucluse (partial) retail/commercial services;

- Clause 26(2)(a) has been satisfied in terms of the footpath **topography of a pedestrian route** from the subject site along Laguna Street, New South Head Road and Old South Head Road to public bus route No. 386 and 387;
- Clause 26(2)(b)(i) has been satisfied by the 50-250 metres distances to public transport bus stops on New South Head Road and Old South Head Road;
- Clause 26(2)(b)(ii) has been satisfied by the **destination bus stops** at Bondi Junction, Dover Heights and Rose Bay providing enabling walking routes to shops and services being less than 400 metres;
- Clause 26(2)(b)(iii) has been satisfied by the **frequency of bus routes 386 / 387** providing (23 trips daily Mon-Fri during the prescribed hours of 8.00am to 6.00pm).
- Clause 26(3) has been satisfied in terms of the footpath **topography of a pedestrian route** from the subject site along Laguna Street, New South Head Road and Old South Head Road to public bus route No. 386 and 387, subject to the upgrade of a kerb ramp and Laguna Street footpath at the corner of New South Head Road as mentioned in this report;
- Clauses 26(4) and 38(a) has been generally satisfied, subject to the upgrade of a kerb ramp and Laguna Street footpath as mentioned in this report, in terms of suitable pathways.



Mark Relf,
Access Consultant (ACAA)

Appendix A – Public Transport Routes

SERVICES TO BONDI JUNCTION

386
387

Time Period	Showing Route Number	South Head Cemetery (Old South Head Rd) A	Vaucluse (New Sth Hd Rd & Old Sth Hd Rd) B	Rose Bay (Old Sth Head Rd & Beaumont St) C	Bellevue Hill (Bundarra Rd) D	Bellevue Hill School (Victoria Rd) E	Bondi Junction Interchange F
Monday to Friday							
AM	387♿	5:16	.....	5:23	5:28	5:31	5:35
	387	5:43	.....	5:50	5:55	5:58	6:02
	387	6:06	.....	6:13	6:18	6:21	6:25
	387	6:18	.....	6:25	6:30	6:34	6:41
	386	.....	6:34	6:41	6:49	6:53	7:00
	387	6:46	.....	6:53	7:01	7:05	7:12
	386♿	.....	6:56	7:03	7:11	7:15	7:22
	387	7:06	.....	7:13	7:21	7:25	7:32
	386	.....	7:16	7:23	7:31	7:35	7:42
	387♿	7:24	.....	7:31	7:39	7:43	7:50
	387	.....	.....	7:36	7:44	7:48	7:55
	386	.....	7:34	7:41	7:49	7:53	8:00
	387	7:34	.....	7:41	7:49	7:53	8:00
	387	7:44	.....	7:51	7:59	8:03	8:10
	387	.....	.....	7:56	8:04	8:08	8:15
	387	7:54	.....	8:01	8:09	8:13	8:20
	386	.....	7:59	8:06	8:14	8:18	8:25
	387	8:04	.....	8:11	8:19	8:23	8:30
	387♿	.....	.....	8:16	8:24	8:28	8:35
	387♿	8:15	.....	8:22	8:30	8:34	8:41
	386♿	.....	8:20	8:27	8:35	8:39	8:46
	387♿	8:25	.....	8:32	8:40	8:44	8:51
	386	.....	8:35	8:42	8:50	8:54	9:01
	387	8:46	.....	8:53	9:01	9:05	9:10
	386♿	.....	8:56	9:03	9:09	9:13	9:18
	387	9:04	.....	9:10	9:16	9:20	9:25
	386	.....	9:13	9:20	9:26	9:30	9:35
	387♿	9:24	.....	9:30	9:36	9:40	9:45
	386	.....	9:38	9:45	9:51	9:55	10:00
	387	9:54	.....	10:00	10:06	10:10	10:15
	386	.....	10:08	10:15	10:21	10:25	10:30
	387	10:24	.....	10:30	10:36	10:40	10:45
	386♿	.....	10:38	10:45	10:51	10:55	11:00
	387	10:54	.....	11:00	11:06	11:10	11:15
	386♿	.....	11:08	11:15	11:21	11:25	11:30
	387♿	11:24	.....	11:30	11:36	11:40	11:45
	386	.....	11:38	11:45	11:51	11:55	**12:00**
	387	11:54	.....	**12:00**	**12:06**	**12:10**	**12:15**
PM	**386**	**.....**	**12:08**	**12:15**	**12:21**	**12:25**	**12:30**
	387	**12:24**	**.....**	**12:30**	**12:36**	**12:40**	**12:45**
	386	**.....**	**12:38**	**12:45**	**12:51**	**12:55**	**1:00**
	387	**12:54**	**.....**	**1:00**	**1:06**	**1:10**	**1:15**
	386	**.....**	**1:08**	**1:15**	**1:21**	**1:25**	**1:30**
	387	**1:24**	**.....**	**1:30**	**1:36**	**1:40**	**1:45**
	386	**.....**	**1:38**	**1:45**	**1:51**	**1:55**	**2:00**
	387♿	**1:54**	**.....**	**2:00**	**2:06**	**2:10**	**2:15**
	386	**.....**	**2:08**	**2:15**	**2:21**	**2:25**	**2:30**
	387	**2:24**	**.....**	**2:30**	**2:36**	**2:40**	**2:45**
	386	**.....**	**2:38**	**2:45**	**2:51**	**2:55**	**3:00**
	387	**2:54**	**.....**	**3:00**	**3:06**	**3:10**	**3:15**
	386♿	**.....**	**3:08**	**3:15**	**3:21**	**3:25**	**3:30**
	387	**3:24**	**.....**	**3:30**	**3:36**	**3:40**	**3:45**
	386	**.....**	**3:38**	**3:45**	**3:51**	**3:55**	**4:00**
	387	**3:54**	**.....**	**4:00**	**4:06**	**4:10**	**4:15**

SERVICES TO BONDI JUNCTION

386
387

Time Period	Showing Route Number	South Head Cemetery (Old South Head Rd) A	Vaucluse (New Sth Hd Rd & Old Sth Hd Rd) B	Rose Bay (Old Sth Head Rd & Beaumont St) C	Bellevue Hill (Bundarra Rd) D	Bellevue Hill School (Victoria Rd) E	Bondi Junction Interchange F
Monday to Friday Continued...							
PM	**386♿**	**.....**	**4:07**	**4:14**	**4:20**	**4:24**	**4:29**
	387	**4:21**	**.....**	**4:27**	**4:33**	**4:37**	**4:42**
	386	**.....**	**4:35**	**4:42**	**4:48**	**4:52**	**4:57**
	387	**4:51**	**.....**	**4:57**	**5:03**	**5:07**	**5:12**
	386♿	**.....**	**5:05**	**5:12**	**5:18**	**5:22**	**5:27**
	387	**5:21**	**.....**	**5:27**	**5:33**	**5:37**	**5:42**
	386	**.....**	**5:35**	**5:42**	**5:48**	**5:52**	**5:57**
	387♿	**5:51**	**.....**	**5:57**	**6:03**	**6:07**	**6:12**
	386♿	**.....**	**6:05**	**6:12**	**6:18**	**6:22**	**6:27**
	387	**6:21**	**.....**	**6:27**	**6:33**	**6:36**	**6:40**
	386	**.....**	**6:36**	**6:42**	**6:47**	**6:50**	**6:54**
	387♿	**6:50**	**.....**	**6:56**	**7:01**	**7:04**	**7:08**
	387♿	**7:04**	**.....**	**7:10**	**7:15**	**7:18**	**7:22**
	387♿	**7:23**	**.....**	**7:29**	**7:34**	**7:37**	**7:41**
	387♿	**7:47**	**.....**	**7:53**	**7:58**	**8:01**	**8:05**
	387	**8:07**	**.....**	**8:13**	**8:18**	**8:21**	**8:25**
	387	**8:37**	**.....**	**8:43**	**8:48**	**8:51**	**8:55**
	387♿	**9:07**	**.....**	**9:13**	**9:18**	**9:21**	**9:25**
	387	**9:37**	**.....**	**9:43**	**9:48**	**9:51**	**9:55**
	387♿	**10:02**	**.....**	**10:08**	**10:13**	**10:16**	**10:20**
	387	**10:32**	**.....**	**10:38**	**10:43**	**10:46**	**10:50**
	387♿	**11:02**	**.....**	**11:08**	**11:13**	**11:16**	**11:20**
	387♿	**11:32**	**.....**	**11:38**	**11:43**	**11:46**	**11:50**

EXPLANATIONS

Sign	Description
a	Wheelchair-accessible.

CHRISTMAS / NEW YEAR PERIOD

Between Christmas & New Year (excluding Public Holidays) a reduced peak hour timetable may operate.

am - normal type / **pm - bold type**

SERVICES TO BONDI JUNCTION

386
387

Time Period | Showing Route Number

		South Head Cemetery (Old South Head Rd) A	Vaucluse (New Sth Hd Rd & Old Sth Hd Rd) B	Rose Bay (Old Sth Head Rd & Beaumont St) C	Bellevue Hill (Bundarra Rd) D	Bellevue Hill School (Victoria Rd) E	Bondi Junction Interchange F
Saturday							
AM	387	5:49	.....	5:55	6:00	6:03	6:07
	387♿	6:19	.....	6:25	6:30	6:33	6:37
	387	6:49	.....	6:55	7:00	7:03	7:07
	387♿	7:18	.....	7:24	7:29	7:32	7:37
	387♿	7:48	.....	7:54	7:59	8:02	8:07
	386♿	.....	8:01	8:07	8:12	8:15	8:20
	387	8:16	.....	8:22	8:27	8:30	8:35
	386♿	.....	8:31	8:37	8:42	8:45	8:50
	387♿	8:44	.....	8:50	8:55	8:58	9:04
	386	.....	8:56	9:02	9:09	9:13	9:19
	387	9:11	.....	9:17	9:24	9:28	9:34
	386♿	.....	9:26	9:32	9:39	9:43	9:49
	387	9:41	.....	9:47	9:54	9:58	10:04
	386	.....	9:56	10:02	10:09	10:13	10:19
	387	10:11	.....	10:17	10:24	10:28	10:34
	386♿	.....	10:26	10:32	10:39	10:43	10:49
	387	10:41	.....	10:47	10:54	10:58	11:04
	386	.....	10:56	11:02	11:09	11:13	11:19
	387♿	11:11	.....	11:17	11:24	11:28	11:34
	386	.....	11:26	11:32	11:39	11:43	11:49
	387	11:41	.....	11:47	11:54	11:58	**12:04**
	386	.....	11:56	**12:02**	**12:09**	**12:13**	**12:19**
PM	**387♿**	**12:11**	.....	**12:17**	**12:24**	**12:28**	**12:34**
	386	.....	**12:26**	**12:32**	**12:39**	**12:43**	**12:49**
	387	**12:41**	.....	**12:47**	**12:54**	**12:58**	**1:04**
	386♿	.....	**12:56**	**1:02**	**1:09**	**1:13**	**1:19**
	387	**1:11**	.....	**1:17**	**1:24**	**1:28**	**1:34**
	386♿	.....	**1:26**	**1:32**	**1:39**	**1:43**	**1:49**
	387	**1:41**	.....	**1:47**	**1:54**	**1:58**	**2:04**
	386♿	.....	**1:56**	**2:02**	**2:09**	**2:13**	**2:19**
	387	**2:11**	.....	**2:17**	**2:24**	**2:28**	**2:34**
	386	.....	**2:26**	**2:32**	**2:39**	**2:43**	**2:49**
	387	**2:41**	.....	**2:47**	**2:54**	**2:58**	**3:04**
	386	.....	**2:56**	**3:02**	**3:09**	**3:13**	**3:19**
	387♿	**3:11**	.....	**3:17**	**3:24**	**3:28**	**3:34**
	386	.....	**3:26**	**3:32**	**3:39**	**3:43**	**3:49**
	387♿	**3:41**	.....	**3:47**	**3:54**	**3:58**	**4:04**
	386♿	.....	**3:56**	**4:02**	**4:09**	**4:13**	**4:19**
	387♿	**4:11**	.....	**4:17**	**4:24**	**4:28**	**4:34**
	386	.....	**4:26**	**4:32**	**4:39**	**4:43**	**4:49**
	387♿	**5:01**	.....	**5:07**	**5:12**	**5:15**	**5:20**
	387	**5:31**	.....	**5:37**	**5:42**	**5:45**	**5:50**
	387	**6:01**	.....	**6:07**	**6:12**	**6:15**	**6:20**
	387	**6:31**	.....	**6:37**	**6:42**	**6:45**	**6:50**
	387	**7:01**	.....	**7:07**	**7:12**	**7:15**	**7:20**
	387	**7:31**	.....	**7:37**	**7:42**	**7:45**	**7:50**
	387♿	**8:02**	.....	**8:08**	**8:13**	**8:16**	**8:20**
	387	**8:32**	.....	**8:38**	**8:43**	**8:46**	**8:50**
	387♿	**9:02**	.....	**9:08**	**9:13**	**9:16**	**9:20**
	387	**9:32**	.....	**9:38**	**9:43**	**9:46**	**9:50**
	387	**10:02**	.....	**10:08**	**10:13**	**10:16**	**10:20**
	387	**10:32**	.....	**10:38**	**10:43**	**10:46**	**10:50**
	387♿	**11:02**	.....	**11:08**	**11:13**	**11:16**	**11:20**
	387♿	**11:32**	.....	**11:38**	**11:43**	**11:46**	**11:50**

SERVICES TO BONDI JUNCTION

386
387

Time Period | Showing Route Number

		South Head Cemetery (Old South Head Rd) A	Vaucluse (New Sth Hd Rd & Old Sth Hd Rd) B	Rose Bay (Old Sth Head Rd & Beaumont St) C	Bellevue Hill (Bundarra Rd) D	Bellevue Hill School (Victoria Rd) E	Bondi Junction Interchange F
Sunday & Holidays							
AM	387	7:47	.....	7:53	7:58	8:01	8:05
	387	8:17	.....	8:23	8:28	8:31	8:35
	387♿	8:42	.....	8:48	8:53	8:56	9:00
	387♿	9:10	.....	9:19	9:25	9:29	9:35
	386	.....	9:33	9:39	9:45	9:49	9:55
	387♿	9:50	.....	9:59	10:05	10:09	10:15
	386♿	.....	10:13	10:19	10:25	10:29	10:35
	387	10:30	.....	10:39	10:45	10:49	10:55
	386♿	.....	10:53	10:59	11:05	11:09	11:15
	387♿	11:10	.....	11:19	11:25	11:29	11:35
	386	.....	11:33	11:39	11:45	11:49	11:55
	387♿	11:50	.....	11:59	**12:05**	**12:09**	**12:15**
PM	**386♿**	.....	**12:13**	**12:19**	**12:25**	**12:29**	**12:35**
	387♿	**12:30**	.....	**12:39**	**12:45**	**12:49**	**12:55**
	386♿	.....	**12:53**	**12:59**	**1:05**	**1:09**	**1:15**
	387♿	**1:10**	.....	**1:19**	**1:25**	**1:29**	**1:35**
	386	.....	**1:33**	**1:39**	**1:45**	**1:49**	**1:55**
	387♿	**1:50**	.....	**1:59**	**2:05**	**2:09**	**2:15**
	386	.....	**2:13**	**2:19**	**2:25**	**2:29**	**2:35**
	387	**2:30**	.....	**2:39**	**2:45**	**2:49**	**2:55**
	386♿	.....	**2:53**	**2:59**	**3:05**	**3:09**	**3:15**
	387	**3:10**	.....	**3:19**	**3:25**	**3:29**	**3:35**
	386	.....	**3:33**	**3:39**	**3:45**	**3:49**	**3:55**
	387♿	**3:50**	.....	**3:59**	**4:05**	**4:09**	**4:15**
	386	.....	**4:13**	**4:19**	**4:25**	**4:29**	**4:35**
	387	**4:30**	.....	**4:39**	**4:45**	**4:49**	**4:55**
	386♿	.....	**4:53**	**4:59**	**5:05**	**5:08**	**5:12**
	387	**5:12**	.....	**5:18**	**5:23**	**5:26**	**5:30**
	386	.....	**5:32**	**5:38**	**5:43**	**5:46**	**5:50**
	387♿	**5:52**	.....	**5:58**	**6:03**	**6:06**	**6:10**
	386♿	.....	**6:12**	**6:18**	**6:23**	**6:26**	**6:30**
	387	**6:32**	.....	**6:38**	**6:43**	**6:46**	**6:50**
	387	**7:02**	.....	**7:08**	**7:13**	**7:16**	**7:20**
	387	**7:32**	.....	**7:38**	**7:43**	**7:46**	**7:50**
	387	**8:02**	.....	**8:08**	**8:13**	**8:16**	**8:20**
	387♿	**8:32**	.....	**8:38**	**8:43**	**8:46**	**8:50**
	387♿	**9:02**	.....	**9:08**	**9:13**	**9:16**	**9:20**
	387♿	**9:32**	.....	**9:38**	**9:43**	**9:46**	**9:50**
	387	**10:02**	.....	**10:08**	**10:13**	**10:16**	**10:20**
	387♿	**10:32**	.....	**10:38**	**10:43**	**10:46**	**10:50**
	387	**11:02**	.....	**11:08**	**11:13**	**11:16**	**11:20**

EXPLANATIONS

Sign	Description
a	Wheelchair-accessible.

am - normal type / **pm - bold type**

SERVICES TO VAUCLUSE / SOUTH HEAD CEMETERY

386
387

Time Period | Showing Route Number | Bondi Junction Interchange (F, Stand B) | Bellevue Hill School (Victoria Rd) (E) | Bellevue Hill (Bundarra Rd) (D) | Rose Bay (Dover Rd) (C) | Vaucluse (New Sth Hd Rd & Old Sth Hd Rd) (B) | South Head Cemetery (Old South Head Rd) (A)

Monday to Friday

AM	387	5:48	5:52	5:55	6:00	.....	6:06
	387	6:18	6:22	6:25	6:30	.....	6:36
	387	6:48	6:52	6:55	7:00	.....	7:06
	387	7:08	7:12	7:15	7:20	.....	7:26
	387	7:23	7:27	7:30	7:36	.....	7:42
	387	7:38	7:44	7:47	7:53	.....	7:59
	387	7:53	7:59	8:02	8:08	.....	8:14
	386	8:07	8:13	8:16	8:22	8:30	.....
	387 ♿	8:22	8:28	8:31	8:37	.....	8:43
	386	8:37	8:43	8:46	8:52	9:00	.....
	387 ♿	8:52	8:58	9:01	9:07	.....	9:13
	386	9:07	9:13	9:16	9:22	9:30	.....
	387	9:22	9:28	9:31	9:37	.....	9:43
	386	9:37	9:43	9:46	9:52	10:00	.....
	387	9:52	9:58	10:01	10:07	.....	10:13
	386 ♿	10:07	10:13	10:16	10:22	10:30	.....
	387	10:22	10:28	10:31	10:37	.....	10:43
	386	10:37	10:43	10:46	10:52	11:00	.....
	387	10:52	10:58	11:01	11:07	.....	11:13
	386 ♿	11:07	11:13	11:16	11:22	11:30	.....
	387	11:22	11:28	11:31	11:37	.....	11:43
	386	11:37	11:43	11:46	11:52	**12:00**	.....
	387	11:52	11:58	**12:01**	**12:07**	.....	**12:13**
PM	**386**	**12:07**	**12:13**	**12:16**	**12:22**	**12:30**	.....
	387	**12:22**	**12:28**	**12:31**	**12:37**	.....	**12:43**
	386	**12:37**	**12:43**	**12:46**	**12:52**	**1:00**	.....
	387	**12:52**	**12:58**	**1:01**	**1:07**	.....	**1:13**
	386	**1:07**	**1:13**	**1:16**	**1:22**	**1:30**	.....
	387 ♿	**1:22**	**1:28**	**1:31**	**1:37**	.....	**1:43**
	386	**1:37**	**1:43**	**1:46**	**1:52**	**2:00**	.....
	387	**1:52**	**1:58**	**2:01**	**2:07**	.....	**2:13**
	386	**2:02**	**2:08**	**2:11**	**2:17**	**2:25**	.....
	387	**2:12**	**2:18**	**2:21**	**2:27**	.....	**2:33**
	386 ♿	**2:22**	**2:28**	**2:31**	**2:37**	**2:45**	.....
	387	**2:32**	**2:38**	**2:41**	**2:47**	.....	**2:53**
	386	**2:42**	**2:48**	**2:51**	**2:57**	**3:05**	.....
	387	**2:52**	**2:58**	**3:01**	**3:07**	.....	**3:13**
	386	**3:02**	**3:08**	**3:11**	**3:17**	**3:25**	.....
	387	**3:12**	**3:18**	**3:21**	**3:27**	.....	**3:33**
	386	**3:22**	**3:28**	**3:31**	**3:37**	**3:45**	.....
	387	**3:32**	**3:38**	**3:41**	**3:47**	.....	**3:53**
	386 ♿	**3:42**	**3:48**	**3:51**	**3:57**	**4:05**	.....
	387	**s3:44**	**s3:50**	**s3:53**	**s3:59**	.....	**s4:05**
	387	**3:52**	**3:58**	**4:01**	**4:07**	.....	**4:13**
	386	**4:02**	**4:08**	**4:11**	**4:17**	**4:25**	.....
	387	**4:12**	**4:18**	**4:21**	**4:27**	.....	**4:33**
	386	**4:23**	**4:29**	**4:32**	**4:38**	**4:46**	.....
	387	**4:34**	**4:40**	**4:43**	**4:49**	.....	**4:55**
	386 ♿	**4:43**	**4:49**	**4:52**	**4:58**	**5:06**	.....
	387	**4:53**	**4:59**	**5:02**	**5:08**	.....	**5:14**
	386	**5:03**	**5:09**	**5:12**	**5:18**	**5:26**	.....
	387	**5:09**	**5:15**	**5:18**	**5:24**	.....	**5:30**
	386	**5:17**	**5:23**	**5:26**	**5:32**	**5:40**	.....
	387 ♿	**5:24**	**5:30**	**5:33**	**5:39**	.....	**5:45**

SERVICES TO VAUCLUSE / SOUTH HEAD CEMETERY

386
387

Time Period | Showing Route Number | Bondi Junction Interchange (F, Stand B) | Bellevue Hill School (Victoria Rd) (E) | Bellevue Hill (Bundarra Rd) (D) | Rose Bay (Dover Rd) (C) | Vaucluse (New Sth Hd Rd & Old Sth Hd Rd) (B) | South Head Cemetery (Old South Head Rd) (A)

Monday to Friday Continued...

PM	**386 ♿**	**5:30**	**5:36**	**5:39**	**5:45**	**5:53**	.....
	387	**5:36**	**5:42**	**5:45**	**5:51**	.....	**5:57**
	386	**5:42**	**5:48**	**5:51**	**5:57**	**6:05**	.....
	387 ♿	**5:48**	**5:54**	**5:57**	**6:03**	.....	**6:09**
	386	**5:54**	**6:00**	**6:03**	**6:09**	**6:17**	.....
	387	**6:00**	**6:06**	**6:09**	**6:15**	.....	**6:21**
	386	**6:06**	**6:12**	**6:15**	**6:21**	**6:29**	.....
	387	**6:12**	**6:18**	**6:21**	**6:27**	.....	**6:33**
	386 ♿	**6:18**	**6:24**	**6:27**	**6:33**	**6:40**	.....
	387 ♿	**6:24**	**6:30**	**6:32**	**6:36**	.....	**6:42**
	386 ♿	**6:33**	**6:37**	**6:39**	**6:43**	**6:50**	.....
	387 ♿	**6:43**	**6:47**	**6:49**	**6:53**	.....	**6:59**
	386	**6:53**	**6:57**	**6:59**	**7:03**	**7:10**	.....
	387 ♿	**7:02**	**7:06**	**7:08**	**7:12**	.....	**7:18**
	387 ♿	**7:22**	**7:26**	**7:28**	**7:32**	.....	**7:38**
	387	**7:42**	**7:46**	**7:48**	**7:52**	.....	**7:58**
	387	**8:08**	**8:12**	**8:14**	**8:18**	.....	**8:24**
	387 ♿	**8:28**	**8:32**	**8:34**	**8:38**	.....	**8:44**
	387	**8:48**	**8:52**	**8:54**	**8:58**	.....	**9:04**
	387	**9:08**	**9:12**	**9:14**	**9:18**	.....	**9:24**
	387 ♿	**9:40**	**9:44**	**9:46**	**9:50**	.....	**9:56**
	387	**10:10**	**10:14**	**10:16**	**10:20**	.....	**10:26**
	387 ♿	**10:40**	**10:44**	**10:46**	**10:50**	.....	**10:56**
	387 ♿	**11:10**	**11:14**	**11:16**	**11:20**	.....	**11:26**
	387 ♿	**11:40**	**11:44**	**11:46**	**11:50**	.....	**11:56**
AM	387 ♿	12:15	12:19	12:21	12:25	.....	12:31

EXPLANATIONS

Sign	Description
a	Wheelchair-accessible.
s	Operates School days only.

CHRISTMAS / NEW YEAR PERIOD

Between Christmas & New Year (excluding Public Holidays) a reduced peak hour timetable may operate.

am - normal type / **pm - bold type**

SERVICES TO VAUCLUSE / SOUTH HEAD CEMETERY

386
387

Time Period | Showing Route Number

Time Period	Showing Route Number	Bondi Junction Interchange (F) Stand B	Bellevue Hill School (Victoria Rd) (E)	Bellevue Hill (Bundarra Rd) (D)	Rose Bay (Dover Rd) (C)	Vaucluse (New Sth Hd Rd & Old Sth Hd Rd) (B)	South Head Cemetery (Old South Head Rd) (A)
Saturday							
AM	387 ♿	5:55	5:59	6:01	6:05	.....	6:12
	387	6:25	6:29	6:31	6:35	.....	6:42
	387 ♿	6:55	6:59	7:01	7:05	.....	7:12
	387 ♿	7:25	7:29	7:31	7:35	.....	7:42
	387 ♿	7:55	8:00	8:02	8:06	.....	8:13
	387 ♿	8:10	8:15	8:17	8:21	.....	8:28
	386 ♿	8:25	8:30	8:32	8:36	8:42	.....
	387	8:40	8:45	8:47	8:51	.....	8:58
	386 ♿	8:55	9:00	9:03	9:09	9:15	.....
	387	9:10	9:16	9:19	9:25	.....	9:32
	386	9:25	9:31	9:34	9:40	9:46	.....
	387	9:40	9:46	9:49	9:55	.....	10:02
	386 ♿	9:55	10:01	10:04	10:10	10:16	.....
	387	10:10	10:16	10:19	10:25	.....	10:32
	386	10:25	10:31	10:34	10:40	10:46	.....
	387 ♿	10:40	10:46	10:49	10:55	.....	11:02
	386	10:55	11:01	11:04	11:10	11:16	.....
	387	11:10	11:16	11:19	11:25	.....	11:32
	386	11:25	11:31	11:34	11:40	11:46	.....
	387 ♿	11:40	11:46	11:49	11:55	.....	**12:02**
PM	386	11:55	**12:01**	**12:04**	**12:10**	**12:16**	**.....**
	387	**12:10**	**12:16**	**12:19**	**12:25**	**.....**	**12:32**
	386	**12:25**	**12:31**	**12:34**	**12:40**	**12:46**	**.....**
	387	**12:40**	**12:46**	**12:49**	**12:55**	**.....**	**1:02**
	386 ♿	**12:55**	**1:01**	**1:04**	**1:10**	**1:16**	**.....**
	387	**1:10**	**1:16**	**1:19**	**1:25**	**.....**	**1:32**
	386	**1:25**	**1:31**	**1:34**	**1:40**	**1:46**	**.....**
	387	**1:40**	**1:46**	**1:49**	**1:55**	**.....**	**2:02**
	386 ♿	**1:55**	**2:01**	**2:04**	**2:10**	**2:16**	**.....**
	387	**2:10**	**2:16**	**2:19**	**2:25**	**.....**	**2:32**
	386	**2:25**	**2:31**	**2:34**	**2:40**	**2:46**	**.....**
	387 ♿	**2:40**	**2:46**	**2:49**	**2:55**	**.....**	**3:02**
	386	**2:55**	**3:01**	**3:04**	**3:10**	**3:16**	**.....**
	387 ♿	**3:10**	**3:16**	**3:19**	**3:25**	**.....**	**3:32**
	386	**3:25**	**3:31**	**3:34**	**3:40**	**3:46**	**.....**
	387 ♿	**3:40**	**3:46**	**3:49**	**3:55**	**.....**	**4:02**
	386	**3:55**	**4:01**	**4:04**	**4:10**	**4:16**	**.....**
	387	**4:10**	**4:16**	**4:19**	**4:25**	**.....**	**4:32**
	386 ♿	**4:25**	**4:31**	**4:34**	**4:40**	**4:46**	**.....**
	387 ♿	**4:40**	**4:46**	**4:49**	**4:55**	**.....**	**5:02**
	386	**4:55**	**5:01**	**5:03**	**5:07**	**5:13**	**.....**
	387	**5:10**	**5:14**	**5:16**	**5:20**	**.....**	**5:26**
	386 ♿	**5:25**	**5:29**	**5:31**	**5:35**	**5:41**	**.....**
	387	**5:40**	**5:44**	**5:46**	**5:50**	**.....**	**5:56**
	386	**6:08**	**6:12**	**6:14**	**6:18**	**6:24**	**.....**
	387	**6:38**	**6:42**	**6:44**	**6:48**	**.....**	**6:54**
	387	**7:08**	**7:12**	**7:14**	**7:18**	**.....**	**7:24**
	387 ♿	**7:38**	**7:42**	**7:44**	**7:48**	**.....**	**7:54**
	387	**8:08**	**8:12**	**8:14**	**8:18**	**.....**	**8:24**
	387 ♿	**8:38**	**8:42**	**8:44**	**8:48**	**.....**	**8:54**
	387	**9:10**	**9:14**	**9:16**	**9:20**	**.....**	**9:26**
	387	**9:40**	**9:44**	**9:46**	**9:50**	**.....**	**9:56**
	387	**10:10**	**10:14**	**10:16**	**10:20**	**.....**	**10:26**
	387 ♿	**10:40**	**10:44**	**10:46**	**10:50**	**.....**	**10:56**
	387 ♿	**11:10**	**11:14**	**11:16**	**11:20**	**.....**	**11:26**
AM	**387**	**11:40**	**11:44**	**11:46**	**11:50**	**.....**	**11:56**
	387 ♿	12:10	12:14	12:16	12:20	.....	12:26

SERVICES TO VAUCLUSE / SOUTH HEAD CEMETERY

386
387

Time Period | Showing Route Number

Time Period	Showing Route Number	Bondi Junction Interchange (F) Stand B	Bellevue Hill School (Victoria Rd) (E)	Bellevue Hill (Bundarra Rd) (D)	Rose Bay (Dover Rd) (C)	Vaucluse (New Sth Hd Rd & Old Sth Hd Rd) (B)	South Head Cemetery (Old South Head Rd) (A)
Sunday & Holidays							
PM	387	7:12	7:16	7:18	7:22	.....	7:28
	387	7:42	7:46	7:48	7:52	.....	7:58
	387 ♿	8:12	8:16	8:18	8:22	.....	8:28
	387 ♿	8:42	8:46	8:48	8:52	.....	8:58
	387 ♿	9:12	9:18	9:21	9:26	.....	9:35
	386 ♿	9:42	9:48	9:51	9:56	10:02	.....
	387	10:02	10:08	10:11	10:16	.....	10:25
	386 ♿	10:22	10:28	10:31	10:36	10:42	.....
	387 ♿	10:42	10:48	10:51	10:56	.....	11:05
	386	11:02	11:08	11:11	11:16	11:22	.....
	387 ♿	11:22	11:28	11:31	11:36	.....	11:45
	386 ♿	11:42	11:48	11:51	11:56	**12:02**	**.....**
AM	**387 ♿**	**12:02**	**12:08**	**12:11**	**12:16**	**.....**	**12:25**
	386 ♿	**12:22**	**12:28**	**12:31**	**12:36**	**12:42**	**.....**
	387 ♿	**12:42**	**12:48**	**12:51**	**12:56**	**.....**	**1:05**
	386	**1:02**	**1:08**	**1:11**	**1:16**	**1:22**	**.....**
	387 ♿	**1:22**	**1:28**	**1:31**	**1:36**	**.....**	**1:45**
	386 ♿	**1:42**	**1:48**	**1:51**	**1:56**	**2:02**	**.....**
	387	**2:02**	**2:08**	**2:11**	**2:16**	**.....**	**2:25**
	386 ♿	**2:22**	**2:28**	**2:31**	**2:36**	**2:42**	**.....**
	387	**2:42**	**2:48**	**2:51**	**2:56**	**.....**	**3:05**
	386	**3:02**	**3:08**	**3:11**	**3:16**	**3:22**	**.....**
	387 ♿	**3:22**	**3:28**	**3:31**	**3:36**	**.....**	**3:45**
	386	**3:42**	**3:48**	**3:51**	**3:56**	**4:02**	**.....**
	387	**4:02**	**4:08**	**4:11**	**4:16**	**.....**	**4:25**
	386 ♿	**4:22**	**4:28**	**4:31**	**4:36**	**4:42**	**.....**
	387	**4:42**	**4:48**	**4:51**	**4:56**	**.....**	**5:03**
	386	**5:02**	**5:06**	**5:08**	**5:12**	**5:18**	**.....**
	387 ♿	**5:22**	**5:26**	**5:28**	**5:32**	**.....**	**5:38**
	386 ♿	**5:42**	**5:46**	**5:48**	**5:52**	**5:58**	**.....**
	387	**6:02**	**6:06**	**6:08**	**6:12**	**.....**	**6:18**
	386	**6:22**	**6:26**	**6:28**	**6:32**	**6:38**	**.....**
	387 ♿	**6:42**	**6:46**	**6:48**	**6:52**	**.....**	**6:58**
	387	**7:02**	**7:06**	**7:08**	**7:12**	**.....**	**7:18**
	387	**7:32**	**7:36**	**7:38**	**7:42**	**.....**	**7:48**
	387 ♿	**8:02**	**8:06**	**8:08**	**8:12**	**.....**	**8:18**
	387 ♿	**8:32**	**8:36**	**8:38**	**8:42**	**.....**	**8:48**
	387 ♿	**9:10**	**9:14**	**9:16**	**9:20**	**.....**	**9:26**
	387	**9:40**	**9:44**	**9:46**	**9:50**	**.....**	**9:56**
	387 ♿	**10:10**	**10:14**	**10:16**	**10:20**	**.....**	**10:26**
	387	**10:40**	**10:44**	**10:46**	**10:50**	**.....**	**10:56**
	387 ♿	**11:10**	**11:14**	**11:16**	**11:20**	**.....**	**11:26**
	387	**11:40**	**11:44**	**11:46**	**11:50**	**.....**	**11:56**

EXPLANATIONS

Sign	Description
a	Wheelchair-accessible.

am - normal type / **pm - bold type**